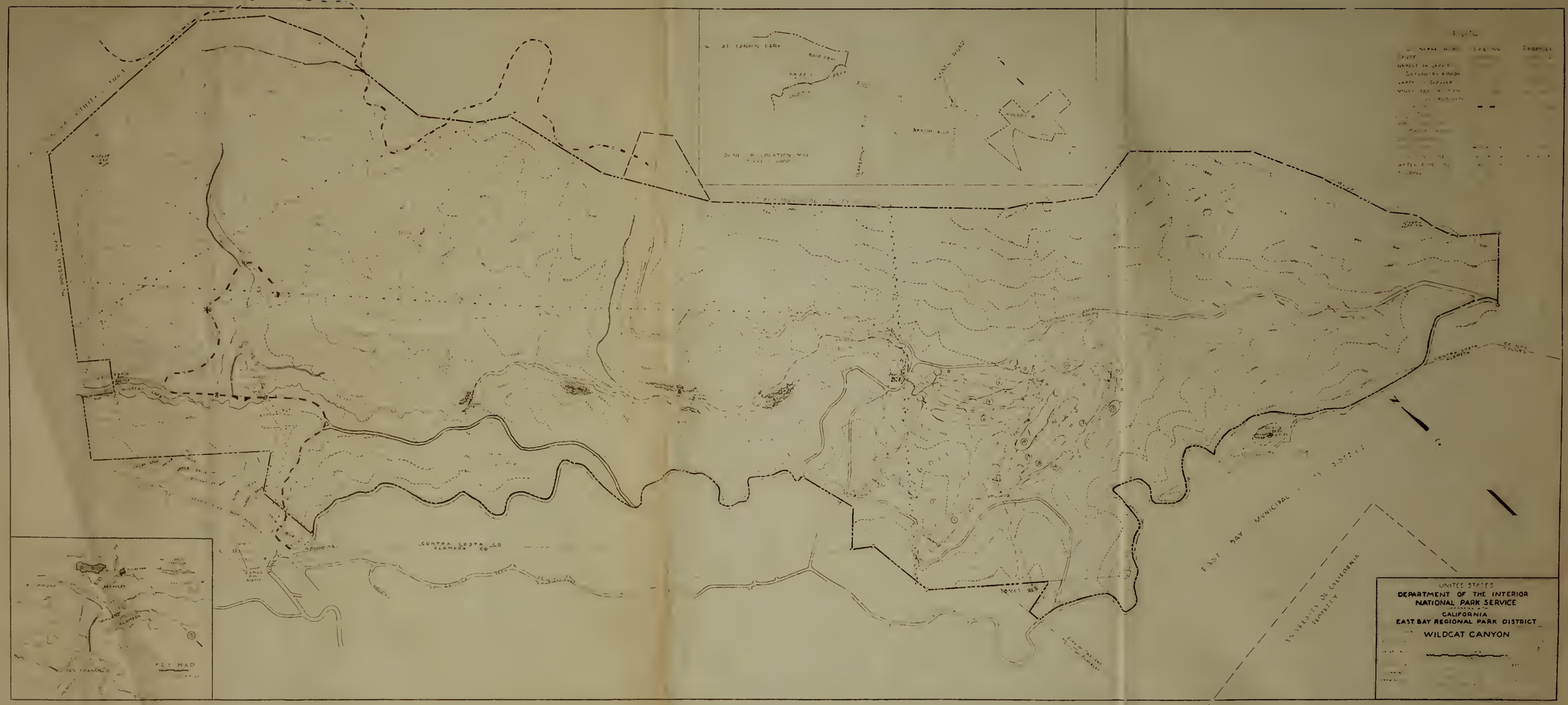
East Bay Regional Park District

MASTER PLAN

Compiled by District Manager
by Order of
Board of Directors

1940

LEGEND
EXISTING
PROPOSED
PAVED ROADS
GRADED OR GRAVELED
TRUCK TRAIL
BRIDLE TRAIL
BOUNDARY LINE
POWER LINE
TELEPHONE LINE
WATER PIPE LINE
BUILDINGS
AREAS UNDER CONSIDERATION FOR RECREATION PICNICS ETC
INCINERATOR
FENCE
EVERGREEN
DECIDUOUS
CHAPPARAL
To Moraga
LAKE SAN LEANDRO
CONTRA COSTA COUNTY
ALAMEDA COUNTY
REFORESTATION
SKYLINE ENTRANCE
SKYLINE BOULEVARD
AURELIA REINHARDT REDWOODS
SPRING 3
SPRING 4
SPRING 5
SPRING 6
SPRING 7
SPRING 8
SPRING 9
SPRING 10
WARDENS LODGE
LAKE SAN LEANDRO ENTRANCE
REDWOOD ENTRANCE
REDWOOD PEAK
REDWOOD BOWL
AMPHITHEATER
SEQUOIA PARK ENTRANCE
OAKLAND CITY BOUNDARY
COUNTY BOUNDARY LINE
Fern Trail
REDWOOD ROAD
Tilden Regional Park
Roundtree Regional Park
Pinehurst
Redwood Regional Park
OAKLAND
ALAMEDA
San Francisco Bay Regional Park
CALIFORNIA
EAST BAY REGIONAL PARK DISTRICT
IN COOPERATION WITH
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DRAWN BY
DESIGNED BY
CHECKED BY
REDWOOD REGIONAL PARK
MASTER PLAN
PLAN NO
SCALE 1"=400
DATE
PREPARED & APPROVED BY
STATE PARK AUTHORITY
DATE 2/15/39
RECOMENDED
INSPECTOR
DATE
APPROVED
REGIONAL DIRECTOR
DATE


UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
CALIFORNIA
EAST BAY REGIONAL PARK DISTRICT
WILDCAT CANYON
CONTRA COSTA CO
ALAMEDA CO
EAST BAY MUNICIPAL UTILITY DISTRICT
UNIVERSITY OF CALIFORNIA
BERKELEY
KEY MAP

VOL V PAGE [illegible]

FEB 29 1940

RESOLUTION NO. 508

APPROVAL OF MASTER PLAN FOR EAST BAY REGIONAL PARK SYSTEM

Introduced by Director Roberts Seconded by Director Vollmer

RESOLVED, by this Board of Directors of the East Bay Regional Park District that the Master Plan for the Regional Park System be approved as submitted by the District Manager. The Secretary was instructed to have the plans and outline suitably bound and made a part of the Districts records.

AYES: Directors Reinhardt, Vollmer, Roberts and Pres. Tilden.

ABSENT: Director Goodrich.

~~RESOLUTION NO. 509~~

authorizing ADVERTISING FOR BIDS FOR ROCK CRUSHER AND PURCHASE OF FURNITURE FOR THREE WARDENS LODGES.

Introduced by Director Vollmer Seconded by Director Reinhardt

RESOLVED, by this Board of Directors of the East Bay Regional Park District that the District Manager be authorized to advertise for bids for a rock crusher and equipment to be installed at quarry #2 in Charles Lee Tilden Regional Park, and

BE IT FURTHER RESOLVED, that he be authorized to purchase needed furniture for the three wardens lodges for occupancy on or before May 1st, 1940.

AYES: Directors Reinhardt, Vollmer, Roberts and Pres. Tilden.

ABSENT: Director Goodrich.

RESOLUTION NO. 510 ✓

EMPLOYMENT OF LIFEGUARDS FOR LAKE ANZA AND TEMESCAL

Introduced by Director Roberts Seconded by Director Vollmer

RESOLVED, by this Board of Directors of the East Bay Regional Park District that the District Manager be authorized to employ G. A. Johanson as supervising lifeguard to work on Saturdays, Sundays and holidays, and when available during the week for $50.00 per month, also to employ 4 full time guards on a 6 day basis, not to exceed $75.00 per month.

AYES: Directors Reinhardt, Vollmer, Roberts and Pres. Tilden.

ABSENT: Director Goodrich.

It was agreed that both Temescal and Lake Anza be opened for swimming on or about April 28th, and that a parking and nominal service charge be made.

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East Bay Regional Park District

http://www.archive.org/details/eastbayregionalp24dist

EAST BAY REGIONAL PARK DISTRICT

MASTER PLAN

PREPARED BY
ELBERT M. VAIL — DIST. MGR.

ASSISTED BY
THE NATIONAL PARK SERVICE
STATE PARK DIVISION

1940

COVERING SURVEYS, BUILDINGS, ROADS, TRAILS, FORESTATION, AND LANDSCAPING, RECREATIONAL FEATURES, UTILITIES, ADMINISTRATION, AND GENERAL PARK DEVELOPMENTS

ILLUSTRATED WITH
PHOTOGRAPHS, MAPS, AND CHARTS

Board of Directors

CHARLES LEE TILDEN – PRESIDENT
THOMAS J. ROBERTS – SECRETARY
LEROY R. GOODRICH
DR. AURELIA HENRY REINHARDT
AUGUST VOLLMER

Officers

ELBERT M. VAIL – DISTRICT MANAGER
RALPH HOYT – ATTORNEY
F. A. FERROGGIARO – TREASURER
JOHN MCLAREN – PARK CONSULTANT
HOWARD E. MCMINN – PARK BOTANIST
GEORGETTE MORTON – ACCOUNTANT

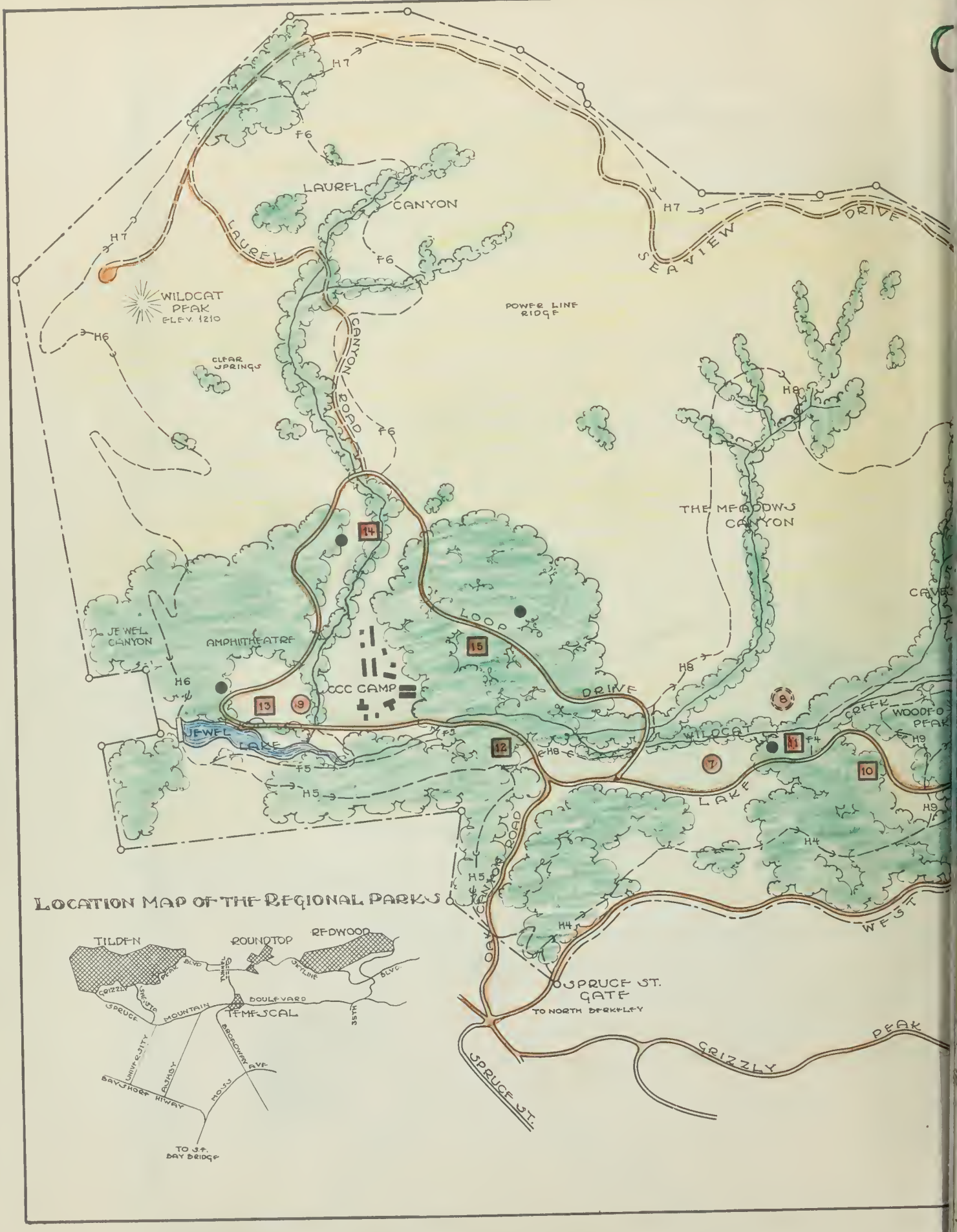
Art Staff

CHESLEY BONESTELL – ARTIST
ARTHUR B. HYDE – LANDSCAPE ARCH'T

East Bay Regional Parks and Playgrounds

0 Miles 1 2 3 4 5 6 7
Lake San Pablo
ORINDA
Wildcat-Orinda Rd
Bald Peak 1930' El.
TILDEN
REGIONAL
PARK
WILDCAT CANYON
CAVES
Grizzly Pk 1759' El.
Round Top 1750' El.
ROUND TOP
REGIONAL PARK
Skyline
Pinch
Park Blvd Extension
Grizzly Peak Blvd
Reservoir
Shasta Rd
Spruce St
bus line
Fish Ranch Rd
University of California
Note – Dotted areas are under control of the East Bay Regional Park District
TEMESCAL LAKE Regional Park
Mountain Blvd.
ALBANY
BERKELEY
PIEDMONT
Ave.
University
Ashby Ave
Sacramento Northern R.R.
Broadway
Excelsior
Park Blvd
EMERYVILLE
38th St
Lake Shore Ave
Court House
7th St
Webster
Exposition 1939
SAN FRANCISCO
Market St
Hyde St
Van N
L.B. June 1936

AST BAY REGIONAL PARK DISTRICT
How to approach the natural Parks
rom the Cities and Towns below them


LAUREL CANYON
LAUREL
SEAVIEW DRIVE
WILDCAT PEAK ELEV. 1210
POWER LINE RIDGE
CLEAR SPRINGS
CANYON ROAD
THE MEADOWS CANYON
JEWEL CANYON
AMPHITHEATRE
CCC CAMP
LOOP DRIVE
JEWEL LAKE
WILDCAT CREEK
WOODED PEAK
LAKE
OAK CANYON ROAD
WEST
SPRUCE ST. GATE
TO NORTH BERKELEY
GRIZZLY PEAK
SPRUCE ST.
LOCATION MAP OF THE REGIONAL PARKS
TILDEN
ROUNDTOP
REDWOOD
TEMESCAL
BOULEVARD
SPRUCE MOUNTAIN
UNIVERSITY
ASHBY
BAYSHORE HIWAY
MOSS
BROADWAY AVE
TO S.F. BAY BRIDGE

CHARLES LEE TILDEN REGIONAL PARK

OF THE

EAST BAY REGIONAL PARK DISTRICT

PLAYGROUND MAP

SCALE IN HUNDREDS OF FEET

400 0 400 800 1200 1600 2000

NORTH

WILDCAT PEAK ELEV. 1210

LAUREL CANYON

POWER LINE RIDGE

CLEAR SPRINGS

SEAVIEW DRIVE

INSPIRATION POINT

TO ORINDA

ORINDA GATE

THE MEADOWS CANYON

CRAYS CANYON

JEWEL CANYON

AMPHITHEATRE

CCC CAMP

JEWEL LAKE

WOODPO PEAK

THE CAVE

LAKE ANZA

ANZA BOATHOUSE

MINERAL SPRINGS

EAST PARK DRIVE

PARK OFFICE

NURSERY

CLUB HOUSE

GOLF COURSE

SHASTA GATE

TO BERKELEY

WEST PARK DRIVE

SPRUCE ST. GATE

TO NORTH BERKELEY

GRIZZLY PEAK BOULEVARD

SPRUCE ST.

SHASTA ROAD

GOLF GATE

TO OAKLAND

TO BERKELEY

THE ARROYOS

DIG SPRINGS CANYON ROAD

DIG SPRINGS CANYON

VOLLMER PEAK ELEV. 1930

SOUTH PARK DRIVE

DIG SPRINGS

SOUTH GATE

TO OAKLAND

GRIZZLY PEAK ELEV. 1750

GRIZZLY PEAK BOULEVARD

LEGEND

	EXISTING	PROPOSED
PICNIC AREAS		
PLAYFIELDS		
REST ROOMS		
PARK BOUNDARIES		
PARK ROADS		
HORSE TRAILS		
FOOT TRAILS		
ROAD MARKERS		
TREES & CHAPARRAL		

LOCATION MAP OF THE REGIONAL PARKS

TILDEN ROUNDTOP REDWOOD

TERRACAL

TO S.F. BAY BRIDGE

PREPARED BY
ELBERT M. VAIL
DISTRICT MANAGER
PERMIT ISSUED BY PHONING ASHBURY 7117

PICNIC AREAS

1 • SOUTH MEADOW CAMP
2 CAMP BIG SPRINGS
3 • CAMP BIG FLAT
4 CAMP LAURELS
5 CAMP PADRE
6 CAMP OAKS
7 FERNDALE
8 • CAMP ANZA
9 CAMP CAVES
10 CAMP ALDERS
11 CAMP MEADOWS
12 INDIAN CAMP
13 CAMP JEWEL
14 WOODLAND CAMP
15 CAMP WILLOWS
16 CAMP MINERAL SPRINGS
17 • CAMP ROCKY POINT
18 • CAMP ORINDA
19 • RIDGE CAMP
20 • CANYON CAMP

PLAYFIELDS

1 • SOUTH MEADOW PLAYFIELD
2 • LITTLE MEADOW PLAYFIELD
3 • BIG FLAT PLAYFIELD
4 • LAURELS PLAYFIELD
5 PADRE PLAYFIELD
6 ANZA PLAYFIELD
7 THE MEADOWS PLAYFIELD
8 • THE MEADOWS SPORTSFIELD
9 JEWEL PLAYFIELD
10 • MINERAL SPRINGS SPORTSFIELD
11 MINERAL SPRINGS PLAYFIELD
12 • RIDGE PLAYFIELD

FOOT TRAILS

		MI.
1	SOUTH CREEK TRAIL	1.10
2 •	ARROYO TRAIL	.29
3	ANZA TRAIL	1.04
4	MEADOWS TRAIL	.60
5	JEWEL TRAIL	.46
6	LAUREL CANYON TRAIL	.87

HORSE TRAILS

		MI.
1	GRIZZLY PEAK TRAIL	1.63
2	GOLF COURSE TRAIL	.79
3	ANZA TRAIL	.91
4	SPRUCE TRAIL	1.04
5	JEWEL TRAIL	.79
6	WILDCAT PEAK TRAIL	1.53
7 •	NORTH RIDGE TRAIL	2.08
8	MEADOWS CANYON TRAIL	1.37
9	ANZA CROSSOVER	1.25
10	ANZA TRAIL	.69
11	BIG SPRINGS CANYON TRAIL	4.42
12 •	FAST RIDGE TRAIL	2.11
13 •	VOLLMER PEAK TRAIL	.50
14	BIG SPRINGS CROSSOVER	.67
15	BIG FLAT CROSSOVER	.21

• INDICATES PROPOSED DEVELOPMENT

WHERE & WHAT!
of the
EAST BAY REGIONAL
PARK DISTRICT
Playtime Guide
SHADED AREA SHOWS
THE NATURAL PARKS
HALF MOON BAY
SAN FRANCISCO
TWIN PEAKS
PARK
SAUSALITO
MT. TAMALPAIS
TIBURON
OAKLAND AIRPORT
ALAMEDA
TUBE
Broadway
Moss Ave.
RICHMOND
HAYWARD
SAN LEANDRO
OAKLAND
LAKE MERRITT
BERKELEY
ALBANY
EL CERRITO
Solano Ave.
C.C.C. CAMP
Spruce St.
RESEVOIR
UNIV. OF CAL.
SCOUT CAMP
Mountain Blvd.
MILLS COLLEGE
LAKE TEMESCAL PARK
Grizzly Peak Blvd.
GRIZZLY PEAK
OFFICE
Lake Chabot Road
Skyline Blvd.
C.C.C. CAMP
Joaquin Miller Road
SCOUT CAMP
Park Blvd.
TUNNEL
BOWL
GIRL'S CAMP
CAMP CAVES
WILD CAT CANYON
LAKE CHABOT
NO FISHIN
GRASS VALLEY
Redwood Road
SEQUOIA PARK
Skyline Blvd.
"OLD BALDY"
CAPE HORN
Wildcat Road
TILDEN PARK
BOWL
REDWOOD PEAK
ROUND TOP PARK
SCOUT CAMP
Castro Valley Road
FIRE HOUSE
REDWOOD CANYON PARK
Pinehurst Canyon Road
Railway
LAKE SAN PABLO
ORINDA
WHEW!
GAME RESERVE
LAKE SAN LEANDRO
NORTH
Broadway Bus Line to Walnut Creek
SNIFF
GRUB
MORAGA
LAFYETTE RESEVOIR
ST. MARY'S COLLEGE
Lewis Rothe
1937

9
10
11
12
13
14
15
16 Miles 17
Moraga
Lake San Leandro
Canyon Rd
Game Preserve
Redwood-Castro Valley Rd
Fire House
GRASS VALLEY
Redwood Rd
Wilderness
Lake Chabot
Beacon Extension CCC
Skyline
Lake Chabot Road
Mountain Blvd.
Durant Park
Stanley Ave
SAN LEANDRO
35th Ave
98th Ave
Estudillo Ave
Park St
Bay Farm Island
EAST BAY REGIONAL PARK DISTRICT
How to approach the natural Parks
From the Cities and Towns below them

REDWOOD REGIONAL PARK
OF THE
EAST BAY REGIONAL PARK DISTRICT
PLAYGROUND MAP

SCALE IN HUNDREDS OF FEET

NORTH

LAKE SAN LEANDRO

PINEHURST ROAD

SKYLINE GATE

WARDEN'S LODGE

REINHARDT REDWOODS

REDWOOD PEAK

REDWOOD BOWL

AMPHI-THEATRE

SEQUOIA GATE

COUNTY BOUNDARY

OAKLAND CITY LIMITS

BOULEVARD

WATER TANKS

SEQUOIA PARK

SKYLINE

ENTRANCE ROAD

OPERATION BLDG.

PARK SUPT.

REDWOOD GATE

REDWOOD ROAD

LOCATION MAP OF THE REGIONAL PARKS

TILDEN

ROUNDTOP

REDWOOD

BOULEVARD

TEMESCAL

TO U.S. BAY BRIDGE

PREPARED BY

ELBERT M. VAIL

DISTRICT MANAGER

PERMIT ISSUED BY PHONING FRUITVALE 8771

PICNIC AREAS

1 ORCHARD CAMP
2 • FERN CAMP
3 • CAMP MEADOWS
4 • MILLSITE CAMP
5 • CAMP TRESCENDES
6 • VALLEY CAMP

PLAYFIELDS

1 ORCHARD PLAYFIELD
2 • VALLEY PLAYFIELD
3 REDWOOD BOWL

• INDICATES PROPOSED DEVELOPMENT

TRAILS		MI.
1	EAST RIDGE TRAIL	4.67
2	STREAM TRAIL	3.60
3 •	HAROLD FRENCH TRAIL	1.27
4	WEST RIDGE TRAIL	4.85
5	PIEDMONT TRAIL	1.32
6	FERN TRAIL	.66
7	ORCHARD TRAIL	1.20
8	MILLSITE TRAIL	1.22
9	REDWOOD TRAIL	.87
10	REDWOOD PEAK TRAIL	1.10
11	TRESCENDES TRAIL	.78
12	CANYON TRAIL	.46

~ LEGEND ~

	EXISTING	PROPOSED
PICNIC AREAS	■	■
PLAYFIELDS	●	●
REST ROOMS	●	○
PARK BOUNDARIES	— — —	
PARK ROADS	═══	═══
TRAILS	— T1 —	
TREES & CHAPARRAL		
REDWOODS		
TABLES	▭	
FIREPLACES	▲	

AN · HISTORICAL · MAP · OF · THE · EAST · BAY · AREA
La Boca del Puerto Dulce (Straits Of Carquinez)
EL · PINOLE
Granted 1842 ~ Ygnacio Martinez (Provisionally 1823)
LA · BOCA · D · LA · CAÑADA DEL · PINOLE
Granted 1842 ~ Maria Manuela Valencia
ACALANES
Granted 1834 Candelario Valencia
PUBLIC DOMAIN
EL · RANCHO · DE LA · LAGUNA · DE LOS · PALOS · COLORADOS
Granted 1841 - Joaquin Moraga
EL · RANCO · DEL · SOBRANTE
Granted 1841 ~ Juan José Castro
(Sobrante Ridge)
(Pinole Creek)
PUBLIC DOMAIN
San Pablo Bay
(San Pablo Creek)
Now Charles Lee Tilden Regional Park
Now Roundtop Regional Park
(Later Davis Creek ~ Now Wildcat Creek)
Arroyo Chico
Arroyo Grande
Approximate Route ~ El Camino Real
EL · RANCHO · DE · SAN · LORENZO
Granted 1841 & 1843 ~ Guillermo Castro
Now Grass Valley
Now Lake Chabot
EL · RANCHO · DE · SAN · ANTONIO
Luis Maria Peralta ~ Granted 1820
EL · RANCHO · DE SAN · PABLO · (LOS CUCHIGUNES)
Francisco Castro Granted 1835 (Provisionally 1828)
Juan B. Alvarado Governor of California 1836-42
CODORNICES
Division ~ 1842 ~ José Domingo Peralta
Now Lake Temescal Regional Park
Division 1842 Vincente Peralta
SAN ANTONIO (After Division)
Division ~ 1842 ~ Antonio Maria Peralta
SAN LEANDRO
Division ~ 1842 ~ Ygnacio Peralta
Present Site Of Mills College
Approximate Route
Second Anza Expedition 1776
To Mission San José ~ 5 Leagues
Approximate Route ~ El Camino Real
SAN · LEANDRO
Granted 1837 & 1842 Joaquin Estudillo
SAN · LORENZO
Granted 1842 & 1844 Francisco Soto
Lake Merritt
San Leandro Bay
Encinal
El Potrero de San Pablo
(Sheep Island)
(Red Rock Island)
Scale Of Spanish Leagues
Scale Of Spanish Varas
Scale Of English Miles
San Francisco Bay
Yerba Buena Island East Point
Prepared By U.S.D.I. National Park Service · State Park Division · January 1936
This Map Shows Portions Of Alameda And Contra Costa Counties, California, Bordering San Francisco Bay About The Time Of The American Conquest Of 1846.
Legend
Approx. Route Of El Camino Real (Highway)
Approx. Route 2nd Anza Expedition 1776
Indian Shell Mound Now In Existence
Indian Shell Mound Now Obliterated
Site Of Other Indian Settlements
Marshy Lands Swamps & Sloughs
Original Adobes Now Existing (Sketch)
Original Adobes Now Obliterated
Oaks And Other Broad-Leafed Trees
Redwoods (Palos Colorados) & Pines

ANNUAL REPORT

BY

ELBERT M. VAIL

DISTRICT MANAGER

ANNUAL REPORT

of

THE EAST BAY REGIONAL PARK DISTRICT

submitted by

ELBERT M. VAIL

District Manager

To the Honorable

Board of Directors:

I have the privilege of submitting the annual report on the affairs of the District for the fiscal year ending June 30, 1939.

GIFTS

I wish to acknowledge the following:

The helpful advice and personal services rendered the Parks by the members of the Board.

The splendid gift from President Charles Lee Tilden of six much needed Mack and Kleiber trucks. These are being used in the parks to haul rock, soil, water and road material.

The North Oakland Kiwanis Club for their contribution of $1000.00 for materials toward the construction of $12,000 stone recreation hut built by the W.P.A. for the use of all girls in the community. Bert Massey and his able Kiwanis Committee did a fine job in overlooking the construction and financing of the building.

A N N U A L R E P O R T

of

THE EAST BAY REGIONAL PARK DISTRICT

submitted by

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The U. S. Forestry Department, who gave 26,000 pine trees to the District.

St. Mary's College, who gave many valuable shrubs to the Parks.

John McLaren, Professor Howard McMinn and Edgar Sanborn for their invaluable expert advice rendered in developing the Parks.

The City of Berkeley for donation of flowering cherry trees, and the City of Piedmont for their gift of redbuds and flowers.

The Tilden Park Men's Golf Club, Women's Golf Club, and the Golden Gate Cricket Club for their work in stimulating their respective sports.

The untiring efforts of the half dozen members of the park staff, through whose work the parks have been made of use to this community.

THE REGIONAL PARK SYSTEM

With the recent acquisition of Redwood Valley, the Regional Parks now form a chain of woodland parks adjoining and belonging to the cities of Albany, Berkeley, Emeryville, Oakland, Piedmont, Alameda, and San Leandro, which comprise the East Bay Regional Park District. They include vast open spaces, covered by beautiful and typical California flora, magnificent mountain peaks to climb, hidden valleys for camping and picnicking, streams and lakes that lure the sportsman. These are but a few of the charms of the natural

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Parks, which have been conserved by your foresight for the people of today as well as tomorrow.

This great Regional Park System, approximating 4000 acres, is now providing a diversity of outdoor activities, including flycasting, fishing, golf, baseball, hiking, horseback riding, camping, picnicking, boating, and swimming. A check on the number of persons using the Park System indicates that all park visiting records have been broken. Young as well as old, in ever increasing numbers, are seeking the recreation which contributes to their joy in living and will sustain them throughout their lives.

Through the recently acquired Redwood Regional Park, adjoining Oakland, another corner of wild California has been restored to its original owners - the people. John McLaren, builder of Golden Gate Park, has declared this park to be the "most beautiful natural park anywhere around San Francisco Bay". It will be kept always just as it is, a wildwood park - protected from encroachment of automobiles. On the other hand, Tilden Park, in the Berkeley Hills has many miles of completed park drives, as well as many recreational facilities.

The first two years of the existence of the Regional Park District was devoted primarily to the construction of paved parkways, stone bridges, sanitary, water, power, and gas facilities, and a golf course, while the past year has been notable for the following accomplishments:

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22 MAJOR PROJECTS

1. A stone administration building, which houses the District offices was built at Lake Temescal Regional Park, at a cost to the District of $11,407.24. It represents a saving to the District of 18% over former rentals. Its value to the public in supplying dressing rooms, club room, and boat house, is best illustrated by the fact that 60,000 persons used it during the month of May. Swimming facilities are rendered without charge. No other community renders such a service.

2. A sand beach, 300 yards long and 30 yards wide was built on the shores of Lake Temescal. This was covered with 4000 tons of Monterey sand, and has been enjoyed by thousands of children and their parents.

3. The construction of Lake Anza in Tilden Regional Park, holding 150,000,000 gallons, was built at a cost to the District of $33,694.87. It has thus far saved the District $10,000.00 in water bills - a saving of over 33 percent on the investment. Moreover, the Lake is a beauty spot which may serve as a magnificent aquatic center in the future.

4. An artistic stone administration building has been completed in Tilden Regional Park. It has been constructed according to a plan which makes possible an additional recreation hall and offices for administrative purposes.

5. The building in Redwood Regional Park has been remodeled to provide living quarters for the custodian, a

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3. The construction of Lake Anza in Tilden Regional Park, holding 150,000,000 gallons, was built at a cost to the District of $33,694.67. It has thus far saved the District $10,000.00 in water bills - a saving of over 33 percent on the investment. Moreover, the Lake is a beauty spot which may serve as a magnificent aquatic center in the future.

4. An artistic stone administration building has been completed in Tilden Regional Park. It has been constructed according to a plan which makes possible an additional recreation hall and offices for administrative purposes.

5. The building in Redwood Regional Park has been remodeled to provide living quarters for the custodian, a

recreation hall, and administrative offices.

6. The North Oakland Kiwanis Club Girls' Hut has been built of native stone. It has a large kitchen, dressing rooms, and an entertainment hall with a huge fireplace, so that it can be used the entire year. The use to which this clubhouse has already been put by the girls of the community should be most gratifying to the donors, the North Oakland Kiwanis Club, who contributed $1000.00 for materials, while the W.P.A. furnished the labor.

7. A nursery has been completed, housing 58,000 pines and redwoods, ready for planting this fall, together with numerous varieties of trees and shrubs donated to the Park District.

8. 10,000 Redwood trees and 25,000 Pine trees and a great many shrubs were planted.

9. Ten artistic rest ~~lodges~~ rooms, built of native rock, have been erected at the various picnic and camp sites. 138,485 persons used these facilities during the year.

10. A garage and repair shop was built in Tilden Park.

11. The old building at the entrance of Temescal was removed and a house for the Park (Superintendent foremen) was constructed from its lumber.

12. A cricket and general sports field was leveled and turfed near the C.C.C. Camp. It was used extensively for the World's Fair Championship games.

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12. A cricket and general sports field was leveled and turfed near the C.C.C. Camp. It was used extensively for the World's Fair Championship games.

13. The construction and turfing of a recreation field 400 x 400 at Lake Anza for all kinds of sports was completed.

14. A play field wasleveled and ~~turfed~~ seeded at Camp Padre.

15. The hole between Broadway and Temescal Dam was filled with 39,000 cubic yards of dirt, which makes a splendid recreation ground, where the schoolboys are playing baseball.

16. There have been erected ~~28~~ 114 fireplaces for outdoor camps; ~~350~~ 281 picnic tables; 12 rustic bridges and 60 rustic benches.

17. Rock monuments have been built giving locations and directions to places of interest.

18. Lake Temescal Regional Park has been landscaped.

19. Six major springs have been developed in Tilden Regional Park, and five in Redwood Regional Park, to augment the water supply.

20. Water and sewerage systems to meet present needs have been installed.

21. Over 20 miles of scenic drives have been constructed.

22. Many miles of hiking and bridal trails have been built.

These improvements are outstanding because of their permanent construction. None could have been undertaken had it not been for the Federal Grants from the Works Progress Administration; Public Works Administration; Civilian Conservation Corps, and the generosity of the Kiwanis Club.

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USE BY THE PEOPLE

The use to which these Regional Parks have been put for the last year shows that this park activity is most welcome. Those who have taken advantage of the free picnic and camp grounds and swimming beaches in the Regional Parks are enthusiastic in their appreciation of the facilities provided for their use.

The Sierra Club, Contra Costa Hills Club, Berkeley Hiking Club, and Alpine Hiking Club have shown their active interest in these natural parks by planting Redwood trees and developing many springs in the hills.

The riding academies that have sprung up adjacent to the Parks since their opening proves, without question, the service that we are giving to hundreds of persons who enjoy and profit by the sport of riding horses.

Some 59,000 golf enthusiasts have used Tilden Golf Course in the past year, an increase of 100 percent over the previous year.

The gross revenue from golf fees and concession was.....	$35,674.45
The cost of operation and maintenance was.....	24,706.15
	$10,968.30

This was largely due to the District's having developed its own water supply. It is interesting to note that due to the fine climate in Tilden Park, situated just over the ridge from the University of California, many golfers prefer it to the courses on the Peninsula.

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The gross revenue from golf fees and concession was.....	$35,674.45
The cost of operation and maintenance was.....	$4,708.15
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Educational institutions, such as State Teachers' College of Nebraska, Transylvania College of Lexington, Kentucky, Oregon State, and the State Teachers' College of New York, and many others, have routed their student tours with several days stop-over, where camping facilities were afforded them, in Tilden Regional Park.

FINANCES

Seldom, if ever, has such a pretentious park program of purchase, operation, and development been achieved at such small expense to any community.

In acquiring land for park purposes, developing the parks and servicing them, the Park District has operated within the five cent tax on a $100 valuation set by law. This amounts to around $200,000; of this $125,000 was paid to the Utility District for the purchase of lands, the balance of $75,000 was spent for buildings, roads, lands, and all kinds of improvements. Briefly, 3½ cents of the 5 cent tax goes for land and 1½ cent goes for improvements, salaries, and maintenance of the entire 4000 acre Regional Park System. Besides the tax levy, the park derives revenue from the Golf Course, boating and food concessions.

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FINANCIAL STATEMENT EXCLUSIVE OF FEDERAL GRANTS

OUTLAY

Paid Utility District for land		$125,000.00
Capital Outlay		
Improvements, roads, buildings	$17,389.62	
Temescal Recreation Building	11.234.10	
Reservoir	38,262.29	66,886.01
Operation and Maintenance		53,644.48
Total Expenditures		$245,530.49

INCOME

Taxes	$202,263.83	
Golf	35,674.45	
Other Sources	3,770.33	241,708.61

There is no bonded indebtedness or interest on bond payments to meet, and the District finances are in excellent condition according to the auditor's report for the fiscal year just ended.

WORK PROJECTS

A comprehensive plan of developing the Regional Park System has been worked out, and in accordance with the plan, subject to your approval, the District will apply its limited resources over and above operating requirements to the necessary construction and improvement of park and recreational facilities. In this the W.P.A. and C.C.C. will aid materially.

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W. P. A.

The W. P. A. has agreed to expend $534,397 in labor on the following:

1. Grading and surfacing park drives and trails
2. Landscape and plant trees, shrubs, and flowers
3. Construct club houses, comfort stations, etc.
4. Install septic tanks - disposal plants
5. Construct nursery - plant the same
6. Reforest areas where planned
7. Install water lines, storage tanks - sprinkler systems
8. Construct amphitheatre and appurtenances
9. Prepare playgrounds - recreation areas
10. Construct camp - picnic grounds
11. Construct tables, benches, fireplaces

C. C. C.

The C. C. C. has agreed to have a camp of 200 men stationed in Tilden Park to do the following work:

1. Construct 6 Comfort Stations
2. Build an Administration Building at Redwood Regional Park.
3. Develop Picnic and Campgrounds.
4. Develop Springs
5. Build five concrete storage tanks and install pipe lines.
6. Construct horse and foot trails.
7. Plant Redwoods and Pines.
8. Eradicate undesirable growth.
9. Construct roads (2½ miles)
10. Sewage disposal.

W. P. A.

The W. P. A. has agreed to expend $34,297 in labor on the following:

1. Grading and surfacing park drives and trails
2. Landscape and plant trees, shrubs, and flowers
3. Construct club houses, comfort stations, etc.
4. Install septic tanks - disposal plants
5. Construct nursery - plant the same
6. Reforest areas where planned
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Besides having rendered many recreational services to the community, the Regional Parks have given a place of employment for the boys of the C. C. C. Camps, as well as to those citizens who have been in need of work. Park work is ideal for hand labor, as the planting cannot be accomplished by machinery.

The plan for the development of fire prevention and suppression facilities in the parks has been proved of inestimable value in conserving the parks. There have been two major fires, but these were quickly brought under control by quick action of the park employees.

It is recommended that a 200 foot strip on either side of Grizzly Peak and Skyline Boulevards, also along the Tunnel and Redwood Roads, be dedicated and planted by the cities of Oakland and Berkeley as parkways. The object of this recommendation is to provide a series of Park Drives connecting the Regional Parks, similar in effect to the drives connecting parks in many American cities.

The regional parks are for all the people without distinction, with equal rights and privileges for everyone. Not only do the Regional Parks serve as a means of promoting the health, welfare, and happiness of its people, but also, they have made this community attractive and comfortable as a place for work as well as a more pleasant place in which to live. As Attorney Earl Warren has well said, "Every cent of the taxpayers' money spent for recreation services save the State a dollar in crime correction".

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The Regional Parks have rendered particular service to the character building organizations, such as the Girl Scouts, Campfire Girls, Girl Reserves, and Boy Scouts.

By contributing to the happiness, health, and greater joy of living, the Regional Park program is adding immeasurably to the already numerous advantages of the seven cities that comprise the East Bay Regional Park District.

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EAST BAY REGIONAL PARK DISTRICT

HISTORY AND GENERAL DEVELOPMENT OUTLINE

· EAST · BAY · REGIONAL · PARK · DISTRICT ·

ALAMEDA COUNTY, CALIFORNIA

1936

FUNCTIONAL · CHART

SURVEY

INFORMATIONAL DATA
- CONTEMPORARY DATA
- HISTORY
- MAPS AND REPORTS
- STATISTICS
- PHOTOGRAPHS · CHARTS
- SOIL AND VEGETATION
- AERIAL SURVEYS
- POTENTIAL USERS

LAND USE
- LAND ZONING
- ROADS AND TRAILS
- PICNIC AND CAMPING · AREAS
- WATER SUPPLY
- SANITATION

RECREATIONAL RESOURCES

RECREATION PASSIVE
- INSPIRATION · RELAXATION · SOLITUDE

RECREATION · ACTIVE

INTENSIVE	EXTENSIVE
SPORTS · GAMES	HIKING · RIDING
ACQUATICS FISHING	PICNICKING
GROUP ACTIVITIES	CAMPING

EDUCATIONAL - NATURE - STUDY
SCIENTIFIC

PRESERVATION NATURAL VALUES
- FIRE PROTECTION
- WILD LIFE AND VEGETATION
- EROSION CONTROL
- GRAZING CONTROL
- INSECT AND DISEASE · CONTROL
- STREAMS AND LAKES
- WATERSHEDS
- SCENIC VALUES

RESTORATION PARK VALUES
- FORESTATION
- ROADS - STREAM · BANKS
- NURSERY PROGRAM
- WILD · FLOWER · EXTENSION
- GENERAL PLANTING
- OBLITERATION · OF ABANDONED ROADS
- TRAILS AND BORROW · PITS

MASTER PLAN

PROGRESSIVE LAND ACQUISITION PROGRAM

ZONING FOR LAND USE

PROTECTION
- EROSION CONTROL
- LAKE AND STREAM
- SCENIC VALUES
- VEGETATIVE COVER
- FIRE

FORESTATION OTHER PLANTING

RECREATIONAL · USE
- SUPERVISION OF:-
- REGIONAL PARK AREA
- REGIONAL PARK BUILDINGS
- CONCESSIONS

SANITATION
- WATER SUPPLY
- SEWAGE DISPOSAL

TRAFFIC CONTROL
- ROADS PARKWAYS
- TRAILS

EDUCATION
- PUBLIC CONTACT
- LECTURES

FINANCIAL POLICY

ADMINISTRATION
- TECHNICAL STAFF
- MAINTENANCE STAFF

AP-135-A REV.

MASTER PLAN REPORT

EAST BAY REGIONAL PARK DISTRICT
California

DEVELOPMENT OUTLINE

A. General

1. PARK AGENCY

The East Bay Regional Park District comprising the cities of Oakland, Berkeley, Albany, Piedmont, Emeryville, Alameda and San Leandro, was established in 1935 by an overwhelming vote of the people of these cities.

California Legislative Act Number 1114 reads:
"An act providing for the incorporation, government, and management of regional park districts including therein city and county territory, for the purpose of acquiring, improving, and maintaining parks, playgrounds, beaches, parkways, scenic drives, boulevards and other facilities for public recreation; providing for the management and government of such districts; authorizing such districts to incur bonded indebtedness and to levy and collect taxes to pay the principal and interest on bonds and for carrying out the purposes of this act; and providing for the powers of such districts."

The Regional Park District is controlled by five directors who are elected for a period of four years. The Directors who took office January 1, 1935 and who still serve on the Board are: Major Charles Lee Tilden, President; Leroy R. Goodrich, Vice President; Thomas J. Roberts, Secretary; Dr. Aurelia Henry Reinhardt, and August Vollmer.

The administrative and executive functions are vested in the District Manager who is Elbert M. Vail. He carries out the policies determined by the Directors. Under the District Manager are the technical staff of employees including Landscape Architect, Engineer, propagators, recreational supervisors, gardeners, and others who supervise the various functions of design, construction and maintenance.

Provisions for continuing the policy of administration and development are insured by the Board of Directors as they are elected on alternate four year terms.

2. PARK AREAS

There are at the present time four Regional Parks totaling approximately 4000 acres. Three of these parks are

connected by scenic drives, they are Charles Lee Tilden Park, approximately 2000 acres; Roundtop Regional Park, 228 acres, and Redwood Regional Park, approximately 1700 acres. The fourth park, Lake Temescal Regional Park, consisting of approximately 50 acres is ideally located in the center of the park system and is the Administration headquarters.

The ultimate plan is to acquire a total of some 10,000 acres of continuous natural park lands bordering the cities of the District. The value of the natural park lands for recreation uses is greatly augmented because of the existence of large units of completed and contemplated scenic and recreational areas.

Nature has placed within easy reach of the fast growing San Francisco Bay Region this continuous border of scenic wooded land which possess a very high recreational value. The great variety of hill, valley, forest and plains and the easy accessibility to all parts of the suburban areas has brought to the fortunate people of the San Francisco Bay cities the continuous opportunity for the enjoyment of the great outdoors under the most favorable conditions.

The tremendous use to which the parks have already been put by the public since its opening in 1937 shows the extent it will be used when the recreational facilities are further developed.

3. HISTORY

THE REGIONAL PARKS ARE RICH IN HISTORY, PERTAINING TO THE EARLY CALIFORNIA PERIOD. They are a part of the old Spanish land grants - El Rancho Del Sobrante; Rancho De San Lorenzo; Los Palos Colorados, and Rancho De San Antonio.

The Spanish period of California history has been endowed with a definite romance and glamour by legend and story. Even the music and charm of place and family name has assumed a new importance and value as time has dimmed the reality of the past. However, the period is not gone forever, for there still remain at least three of the adobe homes within or close to the East Bay Regional Park Boundaries as shown on the Master Plan. These include some sturdy structures in a good state of preservation and others in picturesque ruins. The romantic structures are located on the accompanying historical map.

Three ranches provided the livelihood for the three earliest settlers in Redwood Regional Park. They were the Gimes, the Alamedies, and the Bridges. Each raised three generations in this Valley.

The oldest wooden structure on the eastern side of San Francisco Bay still stands at the entrance of Redwood Regional Park and it is well preserved because it was built from the Redwood lumber milled on the site in 1860.

In 1772 the early Spanish explorer Fages, accompanied by Juan Crespi, 12 soldiers and Indian guides, camped in what is now Charles Lee Tilden Regional Park. Notes were made by this explorer on the great stands of Oaks, and Father Crespi commented on the many deer, bear and other game which abound in the hills.

The following interesting item appears in Crespi's diary describing what the Spanish saw within what is now Tilden Regional Park:

> "In two leagues we left the plain and entered some hills, and descended by them to a deep arroyo whose ford had to be fixed on account of its steepness. It had plenty of water and on its banks we found a good village of heathens, very fair and bearded, who did not know what to do, they were so happy to see us ... They gave us many cacomites, amoles and two dead geese, dried and stuffed with grasse to use as decoys in hunting others...."

This is the first written account of the Indians inhabiting the Berkeley and Oakland Hills and it is interesting to note that where the CCC Camp now stands many Indian relics were recovered from the Indian Mounds by the CCC boys.

Shortly after a second expedition, headed by De Anza traversed the same lands and he tells of having climbed the highest peak, which is now Vollmer Peak, from which they viewed two conical shaped mountains, one to the rear and one to the front, which were Mount Diablo (from which all the surveys in the State of California originate) and the other Mount Tamalpais.

Appropriate historical and ethnological markers are being erected within the park areas to perpetuate this early history. The Lake situated in the center of Tilden Park has been named after the Explorer De Anza who traversed this territory in 1776.

Following the early Spanish settlers came the gold seekers. The rapid growth of San Francisco in 1849 made a great demand upon lumber for houses. It was in Redwood Regional Park that the Princess Mill was built which supplied the first lumber for the houses in San Francisco. This beautiful 20 square mile virgin redwood forest was denuded. Fortunately, from the roots of these oldest living things, the Sequoia Sempervirens has sprung - a second growth of redwoods which have attained a height of 100 to 150 feet in the past 90 years.

A feature of this canyon is a chain of sylvan meadows lying at the foot of a glorious sweep of hillside, watered by natural springs and accentuated by a stretch of five miles of these magnificent Redwood Groves.

4. REGIONAL FACTORS

THE PARK CONTAINS MANY SPECIES OF BIRD AND ANIMAL LIFE. It has been dedicated as a sanctuary. Many deer, raccoons, opossums, mountain lions, badgers, coyotes, some fox, wildcats, rabbits and many other animals are seen, while the quail, owl, duck, hawk, thrush, warbler wren, finch, and many others are found.

Many interesting geological features are apparent at various points and are visited by students almost daily from the schools and the Universities. Botany classes also visit the park to study the native plants in their native habitat. In fact there is one canyon within the proposed Regional Parks that is said to have more varieties of native shrubs and trees than any other one spot in the State.

5. RECREATIONAL USES

THE PARK RECREATIONAL FACILITIES include two good sized lakes which afford boating, swimming and fishing, also a championship golf course, several athletic fields, and numerous picnic grounds, camp sites, scenic drives and hiking and horseback trails.

The largest number of Park users probably constitute the family groups that gather to spend the day in the Park with their picnic baskets. More lawned areas and shade are needed for these groups. Additional diversified play areas must be provided to meet the popular demand of the young people.

In addition to these thousands are found where ever facilities are available, a great number of hikers, horseback riders, cyclists, golfers, swimmers, fishermen, etc.

ADDITIONAL RECREATIONAL FACILITIES would enlarge the scope of activities over those now available. The space and facilities for increased activities should be provided within the intensive use area as shown on the Master Plan.

6. LAND STATUS

THE MASTER PLAN CONTEMPLATES the preservation of typical California landscape, the natural Park values, and the protection of the flora and fauna which are so commonly destroyed by the advance of civilization.

Charles Lee Tilden Regional Park is an extensive valley one mile wide and 4 miles long, through which runs a lovely stream studded with oaks, and with numerous eucalyptus groves and wide open spaces. This valley is particularly suited to intensive recreation uses which can be achieved without destroying any of its primitive California landscape. The

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[illegible]

opposite is true of the Redwood Regional Park, which is densely covered with typical California trees, shrubs and flowers. It contains five miles of densely wooded Redwoods interspersed with a great variety of native shrubs and trees. This primitive California landscape cannot be developed for intensive recreational use without being spoiled. Consequently, it is to be left in its native state, open only to hikers and horseback riders.

Grass Valley is much more open, as its name suggests, and offers a wide range of possibilities to those who seek outdoor recreation through the realm of active sports. It is as large as Tilden or Redwood Regional Parks.

The patronage of the Parks that are now open is very great and already reached, in the short period of two years, a point far in excess of its present facilities. The crowds are so large that they cannot be accommodated comfortably.

B. General Development

Attached hereto and made a part of this Master Plan are the general development outlines for Charles Lee Tilden Regional Park, Redwood Regional Park, Round Top Regional Park and Lake Temescal Regional Park.

C. Fire Control

Attached hereto and made a part of this Master Plan is the General Fire Plan submitted by the National Park Service as of March, 1936, prepared by Walker B. Tilley.

D. Proposed Park Reservations

Attached hereto and made a part of this Master Plan is the Report on Proposed Park Reservations for the East Bay cities, California, prepared by Olmsted Brothers, Landscape Architects and Ansel F. Hall, National Park Service.

E. Circulation

1. The Approach Road leading directly into the Parks is Grizzly Peak Boulevard and Skyline Boulevard. They are one continuous scenic drive that skirts the entire southern boundary of Tilden Regional Park; runs through Round Top Regional Park and borders the Southern boundary of Redwood Regional Park. This Boulevard is a sixty-foot paved road and is maintained jointly by the city of Berkeley and the city of Oakland.

Plans are underway to have the entire Boulevard planted with trees and shrubs for a width of 400 feet.

2. Road Paving and Maintenance - Existing Roads.... 15 miles
Future Roads..... 10 miles
Total..... 25 miles

It is recommended that dirt and water bound roads will be paved eventually with oil macadam or road mix.

Fortunately a fine deposit of blue rock lies in Tilden Regional Park which can readily supply all roads with crushed rock needed for the oil macadam mix. Approximately 17,645 tons of rock will be needed to surface the roads. At $2.25 per ton (the price paid) the cost would be $39,701.25 for the rock.

It is recommended that a jaw crusher, revolving screen, conveyor and a bunker be installed as soon as possible, at a cost not to exceed $10,000. By so doing we can get a credit of $2.25 a ton as sponsor's contribution, towards the W.P.A. Master project. This would permit them to supply fund for the oil, labor and machinery to install the paved roads.

The engineering department of Berkeley has submitted the following analysis of maintenance costs for the Regional Parks.

	Approx. Costs Miles per year	Costs Miles per Year	Costs for 20 Miles per Year
Maintain Oil Macadam.....	$215.00	$450.00	$ 9,000.00
Clean Roads, and Maintain Ditches & Drainage.....	130.00	150.00	3,000.00
Remove Land-slides, etc.	100.00	200.00	4,000.00
Totals..	$445.00	$800.00	$16,000.00

Suggestions

Park roads should be better maintained than city streets, and being new, will cost more to maintain than old, compacted streets, due to settlement over fills, etc.

Ditches and drainage will need constant winter patrol, especially during and after rains.

Landslides should be watched day and night in wet weather, and safeguarded as needed.

Walls may be needed to hold landslides. (One appears to be needed now).

All drainage ditches should be cleaned before the rains. Repairs to paving should be made before the rains - estimated cost being $1,000.00.

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[illegible]	[illegible]	[illegible]

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A power shovel and extra trucks may be needed in case of excessive landslides.

For road maintenance, drainage, landslides, and betterments (new paving, walls, new culverts, etc.) suggest as follows:

A crew of five men for full time employment, 300 days per year, as follows:

Labor:	Rates per Day
1 working Foreman.....	$ 5.98
1 working Truck Driver.....	5.46
3 Laborers @ $5.20.....	15.60
Total Labor per day.....	$27.04

Equipment:	
1 - 1-1/2 Ton Dump Truck.....	$ 5.20
1 - 150 Gal. Power Oiler.....	1.20
Total Equipment per day.....	$ 6.40

Total Labor and Equipment per day.....$33.44

Suggested Work Program and Summary:

Maintain Oil Macadam:	
6 months - 150 days labor @ $27.04.....	$4,056.00
Truck & Oiler 150 days @ $6.40.....	960.00
Materials 150 days @ $25.00.....	3,750.00
	$8,766.00
Clean Roads, maintain ditches and drainage:	
4 months - 100 days labor @ $27.04.....	$2,704.00
Truck 100 days @ $5.20.....	520.00
	$3,224.00
Betterments, etc.:	
2 months - 50 days labor @ $27.04.....	$1,352.00
Truck and Oiler 50 days @ $6.40.....	320.00
	$1,672.00

Note: Materials for Betterments not shown in above summary. A road roller may be rented for special work as needed.

Percentage check of Oil Macadam Maintenance:

50% - Labor.....	$4,383.00
10% - Equipment.....	876.60
40% - Material.....	3,506.40
100% - Total.....	$8,766.00

MINIMUM PERSONNEL

ADMINISTRATION:

District Manager
Secretary
Accountant

TECHNICAL STAFF:

Landscape Architect
Engineer
Chief Mechanic

GOLF COURSE:

Superintendent
Greens Keeper
7 Laborers

RECREATION AUPERVISORS:

4 Life guards
3 Supervisors

TILDEN PARK:

Superintendent
Warden
Nurseryman
2 Gardners
3 Laborers
Tractor Operator
Truck Driver

REDWOOD PARK:

Superintendent
Warden
2 Laborers

TEMESCAL PARK:

Warden
Laborer

ROUNDTOP PARK:

Warden

The minimum maintenance costs as set forth in the Olmsted-Hall report gives the following figures:-

1. Board of Control, minor expenses	$2,000.00
2. Sedretary, Stenographer, clerk, supplies etc.	10,000.00
3. Superintendent and 6 foremen 24 laborers 4 cars 2 trucks	64,000.00
4. Rangers and fire wardens	12,000.00
5. Roads, buildings, fences, water, electricity, planting	40,000.00
	$128,000.00

MINIMUM PERSONNEL

ADMINISTRATION:	TECHNICAL STAFF:
District Manager	Landscape Architect
Secretary	Engineer
Accountant	Chief Mechanic

GOLF COURSE:	RECREATION SUPERVISORS:
Superintendent	4 Life guards
Greens Keeper	3 Supervisors
7 Laborers	

TILDEN PARK:	REDWOOD PARK:
Superintendent	Superintendent
Warden	Warden
Nurseryman	8 Laborers
2 Gardners	
3 Laborers	
Tractor Operator	
Truck Driver	

TEMESCAL PARK:	ROBERTOP PARK:
Warden	Warden
Laborer	

The minimum maintenance costs as set forth in the Olmsted-Bell report gives the following figures:-

1. Board of Control, minor expenses	$2,000.00
2. Secretary, Stenographer, clerk, supplies etc.	10,000.00
3. Superintendent and 6 foremen 24 laborers 4 cars 2 trucks	84,000.00
4. Rangers and fire wardens	12,000.00
5. Roads, buildings, fences, water, electricity, planting	40,000.00
	$128,000.00

ESTIMATED YEARLY RECEIPTS AND EXPENDITURES

INCOME:

Tax receipts	$200,000.00	
Concessions	25,000.00	$225,000.00

EXPENDITURES:

Board of Directors	3,000.00	
Land Purchase	125,000.00	
Capital Outlay	25,000.00	
Maintenance & Operation	17,000.00	
Salaries	54,900.00	$225,000.00

NOTE:

Thousands of dollars will be saved yearly by the capital outlay for water storage, rock plant and other investments to utilize the natural resources within the parks.

ESTIMATED YEARLY BUDGETS AND EXPENDITURES

INCOME:

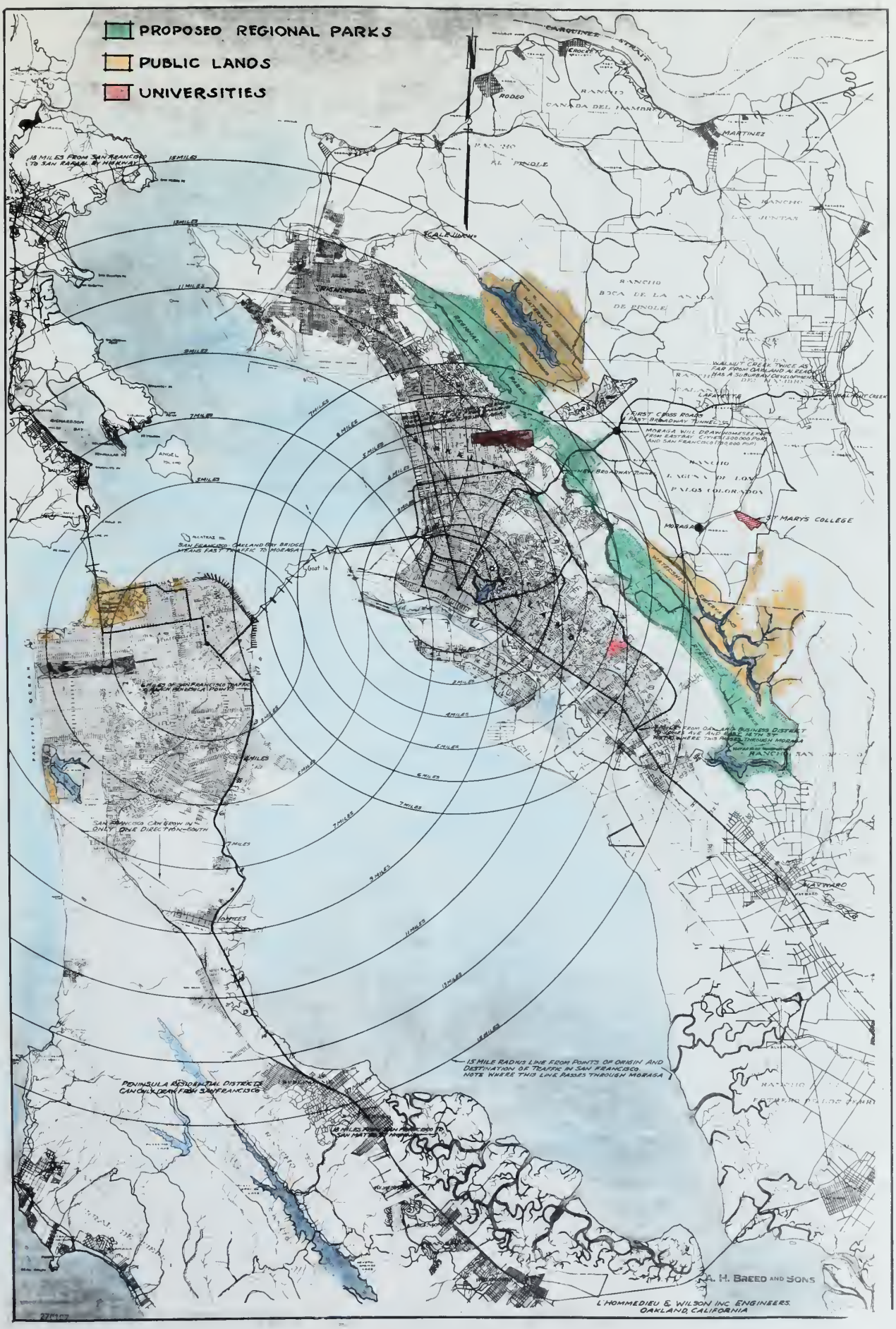
Tax receipts	$300,000.00	
Contributions	25,000.00	$325,000.00

EXPENDITURES:

Part of Director	5,000.00	
Land Purchase	125,000.00	
Capital Outlay	25,000.00	
Maintenance & Operation	17,000.00	
Salaries	54,000.00	$325,000.00

NOTE:

Thousands of dollars will be saved yearly by the capital outlay for water storage, road plans and other investments to utilize the natural resources within the parks.


PROPOSED REGIONAL PARKS
PUBLIC LANDS
UNIVERSITIES
CARQUINEZ STRAIT
RODEO
MARTINEZ
RANCHO CANADA DEL HAMBRE
RANCHO EL PINOLE
RANCHO LAS JUNTAS
RANCHO BOCA DE LA CANADA DE PINOLE
RICHMOND
SCALE 1 INCH
WATERSHED
REGIONAL
WALNUT CREEK TWICE AS FAR FROM OAKLAND AI READ HAS A SUBURBAN DEVELOPMENT
LAFAYETTE
WALNUT CREEK
FIRST CROSS ROADS PAST BROADWAY TUNNEL
MORAGA WILL DRAW HOMESEEKERS FROM EASTBAY CITIES (500,000 POP) AND SAN FRANCISCO (700,000 POP)
NEW BROADWAY TUNNEL
RANCHO LAGUNA DE LOS PALOS COLORADOS
ST MARYS COLLEGE
MORAGA
WATERSHED
REGIONAL
RICHARDSON BAY
ANGEL ISLAND
SAN FRANCISCO-OAKLAND BAY BRIDGE MEANS FAST TRAFFIC TO MORAGA
Goat Is.
PACIFIC OCEAN
SAN FRANCISCO CAN GROW IN ONLY ONE DIRECTION-SOUTH
15 MILE RADIUS LINE FROM POINTS OF ORIGIN AND DESTINATION OF TRAFFIC IN SAN FRANCISCO. NOTE WHERE THIS LINE PASSES THROUGH MORAGA
PENINSULA RESIDENTIAL DISTRICTS CAN ONLY DRAW FROM SAN FRANCISCO
A. H. BREED AND SONS
L'HOMMEDIEU & WILSON INC ENGINEERS. OAKLAND, CALIFORNIA

Chesley Bonestell
Copyright

CHARLES LEE TILDEN
REGIONAL PARK

2000 ACRES

BEING DEVELOPED AS AN
INTENSIVE PLAY AREA

CHARLES LEE TILDEN REGIONAL PARK

EAST BAY REGIONAL PARK DISTRICT

(Master Plan Revised March 1, 1939)

I. BRIEF HISTORY AND DESCRIPTION:

Charles Lee Tilden Park lies just back of the first row of hills at the east boundary of Berkeley. It contains 1910 acres and includes the entire upper end of the Valley.

As early as 1915, the need for more space for outdoor recreation in the East Bay Cities led to the suggestion for acquisition of the valley and other lands of the East Bay Water District for park purpose. In 1929 a citizens committee obtained from Olmsted Brothers, landscape architects, an illustrated report with recommendations for acquiring certain portions of the water lands including Wildcat Canyon area.

A preliminary report was issued also in 1936 by the National Park Service again recommending the acquisition of the area among others.

On June 4, 1936, the newly created East Bay Regional Park District purchased from the East Bay Municipal Utility District 1910 acres in the upper or southern half of Wildcat Canyon, containing the choisest part of the valley for recreational purposes.

Present access to the area is provided at five points on the west, one on the east, and one at the north, seven in all.

The park contains four distinct types of cover.

(1) Grass covered slopes and rounding hills, in the northerly and easterly part of the canyon.

(2) Native forest cover, principally live oak, in the westerly part and in the protected areas, with a scattering of willow, alder and laurel along the creeks.

(3) Plantations of eucalyptus of several species form dense groves covering nearly ¼ of the area. Planted primarily for commercial purposes, they form the keynote of the area and provide excellent picnic areas.

(4) Chapparal covers a smaller portion of the area, especially along the westerly boundaries. During winter and spring Wildcat Creek and a few small tributaries flow through the area and at times produce interesting falls and cataracts along the valley. The chapparal growth is largely of Baccharis and Poison Oak, with smaller areas of Creek Dogwood, Eldercerry, Cascara, Wild Currant and Snowberry.

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The natural character of unspoiled areas should be preserved where now existing, chiefly in the more inaccessible ravines or steep slopes least suitable for general recreation.

The largest central area has been developed as a golf course with its field house. Smaller areas are being made accessible for camping and picnicking along several miles of local park roads now existing or under construction, and seferal of the other usable areas have been dedicated for specific active recreational uses. The present administration center, at the old Bruno house, is well located for centralized control as most of the roads radiate from that point.

One foor trail 1½ miles follows Wildcat Canyon Creek from the Meadows near the CCC camp to the crossing of Wildcat Road near the center.

Several private stables exist near the Park and horseback riding through the area is a growing popular recreation. A Polo field has been proposed, thought the area does not seem well adapted for such recreational use.

Ample water is available from the Metropolitan Water System.

Few areas even large enough for soft ball games or other outdoor sports exist in the entire park, but three such areas have been expanded for field games.

II. RECOMMENDATIONS OF THE NATIONAL PARK SERVICE AS TO GENERAL DEVELOPEMENT POLICIES.

In the park area known as Charles Lee Tilden Regional Park the citizens of the East Bay Regional own an area of outstanding value for its scenic qualities, topographic interest, geologic and historic values. Since the acquisition of this area, there have gradually developed two different ideas as to policies that should be carried out in the future developement, and use of these public grounds. One group entertains the idea that the park should be developed as a metropolitan city park and that developements with roads, playgrounds, picnic areas, recreational fields, special camping areas, educational auxiliaries, etc., should be carried forward intensively. To follow out this idea means construction of numerous roads, many trails,the installation of intensive water and sewage facilities, constructinn of various buildings, playgrounds, and such similar developement.

The second group of people have entertained the idea that this scenic property, which has been little spoiled by human intrusions and development should be maintained as a naturalistic park, made accessible to the people by a minimum of good roads, but roads which will provide reasonable access to the different portions of the land. This group holds that the intrinsic values of the area would be definitely damaged by intensive city park developements and that the area is of far more value at the present time and will have increasing value in the future if it be kept, as nearly as may be possible, in a naturalistic condition.

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The National Park Service favors the ideas of this second group for a number of reasons. Comparatively few cities have the unusual opportunity of maintaining, at their boundaries' lines, a beautiful and rugged piece of scenic property such as is this park. As the populations of the East Bay cities increase and eventually more or less encircle this area, the possession of such undeveloped scenery will become increasingly important.

Present trends in city park developments are quite definitely toward preservation, or even establishment, of naturalistic areas through judicious planting of native trees and shrubs, rather than toward development of the old-fashioned type of city park. In present cities, playgrounds established at strategic points, close to the residential areas, are highly important. Many old-styled city parks are being converted into such playgrounds. At the opposite extreme, modern cities are using their best efforts to imitate nature in such parks as they may possess in the belief, and certainty, that the values to be attained in recreation of extremely simple-type parks within quiet areas of naturalistic scenery is of greatest value to the general public and is most appreciated by citizens. To clarify this statement, a few examples may be cited. At Portland, Oregon, the old city park which is very near the center of the city of rugged terrain, is far more primitive in its appearance today than it was thirty years ago. The city has removed many evidences of misuse of the park's primeval landscape. For example, the zoo is gone, public band stands are removed, concessionaries stands are eliminated and roadways formerly used by horse and buggy have reverted to foot path use, rather than being widened and "improved". In one section of this park Portland has built up tennis courts and an outdoor theatre, beside an international rose test garden. Because of its location in the center of a residential area, the tennis courts have large use and the theater is important. On the whole, the usage and present trends within the park are very definitely toward simplicity and reyention of the values of native landscape.

At the city of Tacoma, the Point Defiance Park uses a comparatively small portion of its famous area for intensive public development. The remainder of the large park is kept in primeval condition and every effort is being made to so conserve these values. The City of Seattle has a naturalistic park, not so far from its center, which they are jealously preserving and which is greatly appreciated by its population. Vancouver, B.C., is in a similar category. At Spokane the old-fashioned type of city (Manito) park has practically ceased to function so far as residents of the city are concerned, except for its growing use as children's playground area. Its greatest use occurs upon Sundays when the rural population gathers there for a change of scene, while the citizens of the city drive out to the edge of the town and

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enjoy the naturalistic features of their Indian Canyon Park and numerous parkways, including the Seven Mile State Park. These examples carry irrefutable evidence that natural conditions in park lands are of far more value today than any other type of park development, with the exception of playground areas in population centers.

In the Charles Lee Tilden Park areas there is an opportunity for a sensible compromise between the ideas of the two groups. South of the Orinda Road which crosses near the center of the park considerable development, including a golf course, has already been made, which, in some measure, destroys the natural values of that section of the park. It is entirely possible to permit further development within this portion of the park, along the lines of the old-fashioned city park developments. The National Park Service feels that, by holding the "city park" developments within the southern section of the park and definitely excluding such development from the northern portion, the greatest need of the greatest number of people will be quite definitely served.

With these factors in mind, the Park Service wished to strongly recommend against many proposals which have been put forward for developments in northern part of Charles Lee Tilden Park. Developed picnic areas should be kept to a minimum in number, but of as large size as may be possible adjacent to roadways now existing. There exist ample roads to make the area reasonably accessible to people who wish to enjoy the area in a simple and natural manner, hence any new road construction should be most carefully scrutinized before recommendation. It is doubtless desirable to make provision for one large playfield where young or older people may enjoy various games in the simplicity which is so valuable for recreative purposes. At The Meadows it is felt that merely grading the area to permit of games and planting of grass, is all that is necessary, with the possible exception of sanitary facilities. It would be a mistake to permit this field to be developed with lockers, showers, field house, grand stands or other appurtenances associated with commercial or scholastic athletics.

The construction of buildings of any kind, not absolutely necessary for the sanitation and health of the visiting public, should be prohibited. Commercialism in any of its devious forms should be kept out of the park. Encouragement should be given to activities such as walking, horseback riding, and the simple games as opposed to mechanical devices, indluding mechanical transportation.

The Park Service wishes to make clear to the citizens of the East Bay cities that it is no easy thing to preserve an area in a semblance of its natural and primitive state and constant pressure will be brought to bear from numerous and varied groups, many of them with highly legitimate and praiseworthy ends in mind, and it requires great mental stamina to hold out against these pressures. To prohibit extraneous encroachments within the naturalistic portion of the park

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means that even the most innocent appearing proposals should be definitely turned down at the beginning.

The National Park Service in its temporary work within the area is interested in carrying forward CCC projects which will best prepare this area for use of the people; with protection of the inherent natural values of the property and without impairing the increasing values such a fine natural park will have for later generations. The service has held to these ideals within the area north of Orinda Road. It has recommended against certain developments within the area south of this road, even though this area was outside its assigned sphere of activity, and the Service could not be held responsible for work therein.

In submitting the above recommendations the unquestioned right of the East Bay people to carry forward any sort of development which they may favor, is recognized.

III. CIRCULATION

A. EXISTING

1. Road system

General

The road system consists of Grizzly Peak Boulevard along the southerly and a portion of the westerly borders of the park. Wildcat Road along the northerly half of the westerly boundary of the park office, the Orinda Road crossing the center of the park north and east from the park office, toward Orinda a connecting road east of the gold course from the south boundary to the Park Office, a loop road built by CCC and WPA in the northerly half of the valley to and around the CCC camp and the adjacent recreation areas, and a road running westerly and southerly from the Park Office to the golf clubhouse and to Grizzly Peak Boulevard and to Shasta Road.

a. Route #1 - Grizzly Peak Boulevard along the crest of the Berkeley hills forms the park boundary (except around Grizzly Peak) from the south gate to the Oakland Berkeley City Boundary a distance of two miles. Its oiled gravel surface averages 24' wide. From it access to the park lands is provided at the South Gate, at Little Grizzly Gate, the Oakland-Berkeley boundary, at the Shasta Road Gate and at the Spruce Street Gate.

b. Route #2 - Spruce Street. (Sometimes known as Wagner Road.) Lies in extension of Spruce Street, Berkeley. From the Summit reservoir it winds in a southeasterly direction 2 miles to the Park Office on Wildcat Creek. Surface oil bound macadam 20' to 24' wide. The entire road is on very slight grades as it follows an old railroad grade. From this road along the park there are very few points where one can enter the park without ascending or descending steep slopes, so for a park road its value is necessarily limited. At the administrative center a

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a. Route #1 - Grizzly Peak Boulevard along the crest of the Berkeley hills forms the park boundary (except around Grizzly Peak) from the south gate to the (Oakland Berkeley City Boundary) a distance of two miles. Its oiled gravel surface averages 14' wide. From it access to the park lands is provided at the South Gate, at Little Grizzly Gate, the Oakland-Berkeley boundary, at the Shasta Road Gate and at the Spruce Street Gate.

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new cutoff has been built to keep the road back near the base of the hills to leave the administration center in better shape for development, and to obliterate as far as possible the great scars that have been made at the narrowest point in the canyon.

d. Route #3 - Upper Wildcat Road. Extending 1½ miles from the south boundary to the Park Office was built by WPA labor, this road is more parklike in character and affords access to several park areas. It is extremely severe in lines and fairly steep but can eventually be revised to fit more closely in the park plan.

This road is surfaced with water-bound macadam and averages 20' or more in width.

e. Route #4 - Club House Road. From two points on Grizzly Peak Boulevard to the golf club and to the Park headquarters built by WPA, has an oilbound macadam surface 24' wide, grades fairly steep, length 1¼ miles.

f. Route #5 - Orinda Road. From the Park Office easterly across the canyon, then northerly and easterly across the San Pablo Ridge, 1¼ miles in the park. Similar to Route #2, it now has many bad scars where material is still being excavated for use elsewhere.

G. Route #6 - San Pablo Ridge Truck Trail. Was built by the San Pablo Dam CCC Camp, as a fire patrol road. ½ mile lines in park property.

h. Route #7 - Oak Canyon Road. An old road on 12 to 14% grade. Is now used as entrance to the CCC Camp. Length 0.4 mile, width 14', surface and gravel. Upper portion, steepest, is through private lands and is being relocated to fit new subdivision plan.

j. Route #8 - Curran Ranch Entrance Road. Built by WPA 1 mile long from route #2 to the Meadows; width 30', grade 14% for 1200 feet, surfaced with oil-bound macadam. Sta. 19 to 31. Not located as planned by CCC.

k. Route #9 - North Wildcat Road. From Route #7 and #8 at the Meadows northward down the valley past the CCC Camp to the North end of the park and beyond is an old road. This portion one mile long, 12 to 18' wide partly gravelled and oiled, is being improved by CCC, crosses creek on a 7 x 8 culvert constructed by CCC. Grades very slight. North end can be relocated on higher level to be further from the lake.

i. Route #10 - Laurel Canyon Loop Road . 1¼ miles long from Routes #7, #8, and #9 upon the slopes east of the creek, to open up various recreation areas, built by CCC

new cutoff has been built to keep the road back near the base of the hills to leave the administration center in better shape for development, and to obliterate as far as possible the great scars that have been made at the narrowest point in the canyon.

d. Route #3 - Upper Wildcat Road. Extending 1½ miles from south boundary to the Park Office was built by WPA labor, the road is more parklike in character and affords access to several park areas. It is extremely severe in lines and fairly steep but can eventually be revised to fit more close in the park plan.

This road is surfaced with water-bound macadam and averages 20' or more in width.

e. Route #4 - Club House Road. From two points on Grizzly Peak boulevard to the golf club and to the Park headquarter built by WPA, has an oilbound macadam surface 24' wide, grades fairly steep, length 1½ miles.

f. Route #5 - Orinda Road. From the park office easterly across the canyon, then northerly and easterly across the San Pablo Ridge, 1½ miles in the park. Similar to Route #2 it now has many bad scars where material is still being excavated for use elsewhere.

g. Route #6 - San Pablo Ridge Truck Trail. Was built by the San Pablo Dam CCC Camp, as a fire patrol road. ½ mile lines in park property.

h. Route #7 - Oak Canyon Road. An old road on 12 to 14% grade. Is now used as entrance to the CCC Camp. Length 0.4 mile, width 14', surface and gravel. Upper portion, steepest, is through private lands and is being relocated to fit new subdivision plan.

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i. Route #10 - Laurel Canyon Loop Road. 1½ miles long from Routes #7, #8, and #9 upon the slopes east of the creek, to open up various recreation areas, built by CCC

9' wide, earth surfaced with tournouts and parking areas. Grades not over 8%. Crosses creek on a 7 x 8' masonry culvert.

m. Route #13 - San Pablo Ridge. Route #13 at South Entrance constructed by WPA for 1 mile. Road 24' wide with gravel surface, with maximum 12% grade. From Route #5, a truck trail, 8' wide built by CCC to power line, distance of 1¼ miles.

n. Route #17 - Vista de San Pablo. A parking area is located on a small hill overlooking San Pablo Reservoir, which joins Route #5 at the East Gate.

o. Route #29 - Big Spring Canyon Road. Big Spring Canyon Road 20' wide, gravel surface, joins Routes #3 and #13.

p. Route #30 - Camp Caves Road. A service road 20' wide, gravel surfaced, loops through Camp Caves area and joins Route #23 at two locations.

B. PROPOSED.

Completion of the interior system of the park roads and truck trails above listed is needed for recreational uses. Some of the narrow roads may be widened later if the park becomes as popular as is anticipated, gravel surfacing will be needed and fair material is now available on the premises, and add other routes as follows:

a. Route #1. Grizzly Peak Boulevard. The main highway may be realigned eventually on better curves and tangents as suggested on the plans, by minor adjustments partly on park lands, partly on EBMUD lands and the desired lines should be agreed upon before any further change in property ownership.

b. Route #1a East of Grizzly Peak there is now a narrow truck trail at the park boundary that may be widened and extended to afford a fine view over the park and to make a very good highway along the boundary of the park.

c. Route #2. Spruce Street. Reservoir to park office. This route rebuilt by WPA. Eventually should be made much more graceful and less tedious by minor modifications, partly on Park lands and partly on adjacent private lands, provided the owners of private lands can be persuded to participate in readjustments of boundaries. This route now owned by the county may be transferred to the park and possibly should be, especially if adjacent owners will join in a plan for line readjustments. Such realignments on this and other park roads are expensive - suggested it be postponed until traffic definitely designates the necessity therefor.

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m. Route #13 - San Pablo Ridge. Route #13 at South Entrance constructed by WPA for 1 mile. Road 14' wide with gravel surface, with maximum 12% grade. From Route #5, a truck trail, 8' wide built by CCC to power line, distance of 1½ miles.

n. Route #17 - Vista de San Pablo. A parking area is located on a small hill overlooking San Pablo reservoir, which joins Route #5 at the East Gate.

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d. Route #3. Upper Wildcat Road . From the south entrance down the valley to the northward the present road has been built close to a reasonable location but has some awkward lines and angles that eventually may be much improved by minor local adjustments. Near each end the raod should be moved farther eastward to produce flowing lines toward the intersections and to leave adjacent lands in the best shape for recreational uses.

e. Route #4. Club House Road. Minor modifications on this route may also be made eventually in order to relate more agreeably to the adjacent park areas. The intersection at Shasta Road entrance could well be less direct in order to carry the park road well within the park past the entranceway.

f. Route #5. Orinda Road. This road also recently widened and surfaced has a number of irregularities that can be greatly improved by minor modifications and may well be developed gradually for the removal of material from the various points for other park uses, as is now being done.

g. Route #7. Oak Canyon Road. Need minor modifications of line and grade.

h. Route #8. Curran Gate Entrance Road. Route #8 built by WPA at each end it is located to fit in the park plan, but the central portion is excessively steep - and may eventually be relocated on lighter grades.

i. Route #9. North Wildcat Road. Constructed by CCC except the northerly end which can be relocated and reconstructed from the lake to the north boundary.

j. Route #10. Laurel Canyon Loop Road. Constructed by CCC as a truck trail on lines and grades that can eventually serve for a park road - with parking areas at picnic groves.

k. Route #13. San Pablo Ridge Truck Trail. The Truck Trail, built by CCC, should be continued to join road built by the WPA in order that route #13 be completed on San Pablo Ridge, which will serve for fire prevention purposes.

l. Route #21. Local Parking trail in Eucalyptus Grove. To follow along or near existing truck trails.

m. Route #26. Mineral Hill Trail. To provide access to picnic areas.

n. Route #27. Bruno Picnic Trail. To follow existing road as a trail to picnic areas, when proposed Route #2 relocations may have been constructed.

o. Route #29. Administration Parking Area. To serve proposed administration building on top of existing knoll.

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p. Route #31. Big Spring Canyon Trail. To afford access to the picnic areas in Big Spring Canyon.

q. Route #34. Siesta Valley Road. To connect with existing fire trail above Siesta Valley.

r. Route #36. Wildcat Peak Loop. Truck Trail from Route #10 to circle Wildcat Peak and join Route #6 at park boundary. To be used for fire prevention.

s. Route #35. Laurel Canyon Truck Trail. Truck trail from Route #10 up Laurel Canyon to Route #36. To be used for service road to Boy Scout Area and for fire prevention.

t. Route #38. Big Flat Truck Trail. One sixth mile from Route #3 to Big Flat Recreation area.

2. TRAILS SYSTEM EXISTING

A. FOOT TRAILS

1. Lower Canyon Trail. Parallel to Wildcat Creek from Jewell Lake to Park Office. 1½ miles rebuilt by CCC in 1937, width #', grade maximum 14%.

2. Upper Canyon Trail. Completed from park office to South entrance.

3. Big Spring Trail. Big Spring on the east and to the flat area on the east side of the road.

B. HORSE TRAILS.

1. Lakeside Trail. From Spruce Street to North Gate. 1 mile through eucalyptus trees, chapparal and a few oaks and across the dam of Jewel Lake.

2. North East Trail. Up Tunnel Canyon from North Gate to Wildcat Creek, one mile; is ten to 15% and fairly crooked, then east and south near boundaries to the East Side 2¼ miles - following sections of old farm roads and truck trail #6.

3. Horse Trail #3. From Spruce Street to Curran Gate, one mile through chapparal half of the way with a few oaks and half the way under eucalyptus trees, meets Trail #4 and Cross Trail #12. Follows part of trail made by WPA.

4. Horse Trail #4. From Curran Gate to Shasta Road, one mile through eucalyptus groves.

5. Little Grizzly Trail. From Shasta Road to Little Gri zzly Gate, one mile through eucalyptus trees,

6. Grizzly Trail. From Little Grizzly Gate to South Gate 1¾ miles through eucalyptus trees much of the way and chapparal for a short distance.

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12. Girl Scouts Trail. Crossover trail #12 connects Trail #3 and #2.

20. Laurel Canyon Trail. Cross from Route #10 up Laurel Canyon to the Ridge, joining Truck Trail #36.

24. Cave Canyon Trail. From the Meadows to Mineral Hill through the head of Caves Canyon. 1¼ miles through grassland, eucalyptus groves and native glens.

3. TRAIL SYSTEM PROPOSED:

A. FOOT TRAILS.

1. Complete Foot trail over dam, due to construction of reservoir.

B. HORSE TRAILS.

A complete loop around the park is proposed with a middle crossover twelve miles (12) around the park and one mile across the middle, making one long circuit and an eight mile (8) southern circuit. Outer loop follows #1 from Spruce Street Entrance to North Entrance, then #2 to East Entrance and to Crossover #12, via Wildcat Peak over portions of old roads and truck trail #6, #36 and #13 to South Entrance. #6 to Little Grizzly entrance #5 to Shasta Road. #4 to Curran Entrance and #3 to Spruce Street Entrance to meet Trail #1.

13. San Pablo Ridge South Horse Trail. From Horse Trail #12 at East Gate along top of San Pablo Ridge for 2¾ miles to South Gate.

14. Big Spring Horse Trail. From junction of roads #3 and #5 South along Foot Trail #2, then along Wildcat Creek Road 1¼ miles to South Gate.

15. Mineral Hill Horse Trail. From junction of Roads #3 and #5 north along Road #5 for 1-1/8 miles To East Gate.

16. Wooded Peak Horse Trail. A loop horse trail ½ mile from Horse Trail #12 at Camp Caves along canyon ridge and caves through eucalyptus grove, looping back to Horse Trail #12.

18. Big Spring Canyon Crossover. Follows Big Spring Canyon for 2/3 mile from Camp Padre to Horse Trail #13.

IV. UNDEVELOPED AREAS.

A. EXISTING.

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IV. UNDEVELOPED AREAS.

A. EXISTING.

1. Wild Areas.

Negligable, in a strict interpretation. To the average visitor most of the area in Northern portion is "wild".

2. Scenic Areas.

a. Jewel Lake. A former water storage reservoir of two (2) acres one thousand feet long -- needs remodelling. However, unless on additional and adequate water supply sufficient to keep this pond from stagnation is assured, the dam should be obliterated and the creek bed restored to a natural aspect.

b. Wildcat Gorge with caves and waterfalls. Between The Meadows and Park Office.

c. Local Groves of native trees and chapparal.

d. Open Glens of old pasture grasses surrounded by luxuriant growth of native and exotic trees and shrubs.

e. Ninety foot earthern Dam, creating a 10-acre lake.

3. Wild Life.

State Game Refuge of more than 10,000 acres lies north-east, and south of the park, mostly on East Bay Municipal Utility District Lands, and supplements the park.

4. Botanic Areas.

The entire park area contains interesting botanic growth native and exotic.

5. Geological Area.

Mineral Hill, Wildcat Gorge and Wooded Peak with Mineral Springs, Wildcat Caves and Wildcat Falls offer some interesting physiographic features.

B. PROPOSED.

Possible extension of park area to include Siesta Valley and Chapparal Hill at the South and Lower Wildcat Canyon and the north may add to the various wildlife and geologic interests.

V. PUBLIC UTILITIES

A. EXISTING.

1. Water System from East Bay Municipal Utility District System.

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Possible extension of park area to include Siesta Valley and Chapparal Hill at the South and Lower Wildcat Canyon and the North may add to the various wildlife and geologic interests.

V. PUBLIC UTILITIES

A. EXISTING.

1. Water System from East Bay Municipal Utility District System.

a. Large system put in by WPA serves Golf Course and Administration Center.

b. Small pipe from Summit Reservoir supples organized group area at CCC camp and small nearby Picnic areas, but is to be replaced by larger main pipe.

2. Sewage System

a. Sewage flows from picnic area toilets south of the CCC, flows into a septic tank of 200-person capacity 4' x 6' x 16', of reinforced concrete 8" thick. Overflow branches into two drain lines, one, 100' of 4" drain tile, the other, 100' of "V" type inverter trough in four foot ditch. One foot of coarse gravel covers both types.

b. Sewage from the CCC camp kitchen and Staff Quarters flows into 3½' by 5¼ by 12' reinforced concrete septic tank. Kitchen waste is by-passed around tank. Effluent flows into 150' of 4" drain tile in low area.

c. Water from CCC showers flows into stream.

d. CCC enrollees toilets are of dry pit types.

e. Toilet built by CCC will drain eventually into 6" sewer to proposed tank north of Jewel Lake dam.

f. Other toilet buildings in picnic areas have individual septic tanks.

3. Garbage Disposal

a. Several garbage cans are located in the picnic area. Refuse from these along with garbage from CCC camp is taken to Berkeley for disposal.

4. Telephone System.

a. A metallic line serves the administration center and Grizzly Peak Lookout Tower. Line is in fairly good condition.

b. CCC Camp has pole line from P.G. and E line near Spruce Street Entrance.

5. Power System

a. The P.G.&E. has two lines crossing the park lands from near Shasta Gate eastward and two

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5. Power System

a. The P.G.&E. has two lines crossing the park lands from near Shasta Gate eastward and two

lines from just east of park office to the north boundary.

b. A pole line from Spruce Street to the CCC camp was installed by P. G. & E. and CCC forces in 1937.

B. Proposed.

1. Water System

a. An extensive system will be needed for the entire park. Not yet planned, but one line proposed from near Spruce Street Reservoir to CCC Camp.

b. Water from reservoir created by the new dam to be used for golf course, playfields and reforestation.

c. Development of springs for picnic area that are accessible for this supply.

2. Sewage System.

a. Location of other toilet structures not yet constructed shown on the plan. Several individual septic tanks and tile lines will be needed.

b. A filter bed is needed for the disposition of the effluent from the CCC Camp and nearby toilets. This camp may be used as an organized group camp when vacant.

3. Garbage System.

No plan.

4. Telephone System.

No plan.

5. Power System.

No plan.

IV. DEVELOPED AREAS.

A. ADMINISTRATION AREA.

1. Existing at park office for temporary use.

a. Circulation

1. Roadways At junction of several roads.

lines from just east of park office to the north boundary.

b. A pole line from Spruce Street to the CCC camp was installed by P. G. & E. and CCC forces in 1937.

B. Proposed.

1. Water System

a. An extensive system will be needed for the entire park. Not yet planned, but one line proposed from near Spruce Street Reservoir to CCC Camp.

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4. Telephone System.

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5. Power System.

No plan.

IV. DEVELOPED AREAS.

A. ADMINISTRATION AREA.

1. Existing at park office for temporary use.

a. Circulation

1. Roadways At junction of several roads.

2. Parking Areas There is no organized parking area. Some space available for parking.

b. Buildings.

1. An old 5 room farm house of wood frame, drop siding exterior. Interior has been modified to include offices, drafting room and living quarters.

c. Utilities

1. Water System From 2" pipe line connecting with EBMUD.

2. Sewer System A septic tank east of building.

3. Telephone System On Shasta Road line.

2. Proposed.

Plans show proposed complete administration area with roads and office.

B. CUSTODIAN'S AREA.

1. Existing. Farm house mentioned above used temporarily as custodian's residence.

2. Proposed Custodian's Residence. In wing of administration building.

C. GOLF CLUB HOUSE.

1. Existing Golf Club House - with lounge, dining room, office headquarters and shower rooms.

D. ORGANIZED GROUPS CAMPS.

1. Existing. Boy Scouts and Girl Scouts now use picnic areas for camping.

2. Proposed. Existing CCC Camp when vacant may also be so used - also areas as indicated on the plan.

VII. TOURISTS FACILITIES.

A. EXISTING.

Now use picnic facilities.

B. PROPOSED.

Only temporary camping for visiting groups of educational or other worth purposes, to use picnic facilities. No other general tourist camping proposed.

2. Parking Areas There is no organized parking area. Some space available for parking.

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A. EXISTING.

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B. PROPOSED.

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No other general tourist camping proposed.

VIII. OUTLYING UNITS.

None.

XI. MISCELLANEOUS.

A. EXISTING

1. Entrances.

a. South Entrance. Developed by WPA.

b. Six other entrances not yet planned in detail. Should be planned.

B. PROPOSED.

Each entrance should be carefully designed, graded, planted, fenced and properly labelled.

X. BOUNDARIES.

Existing park includes the head of Wildcat Canyon. It should be extended several miles farther north down the valley to complete the unit. It should be extended southward to the Walnut Creek Road to include all of Siesta Valley, and southwest across Grizzly Peak Blvd. to include the area between the existing park and the University of California lands, including Chapparal Peak. All is suggested on the Key Map, and nearly all is on the East Bay Municipal Utility District Lands.

XI. PLANTING. Some planting of minor quantity is needed to renaturalize areas and to supplement existing plantings.

VIII. OUTLYING UNITS.

None.

XI. MISCELLANEOUS.

A. EXISTING

1. Entrances.

a. South Entrance. Developed by WPA.

b. Six other entrances not yet planned in detail. Should be planned.

B. PROPOSED.

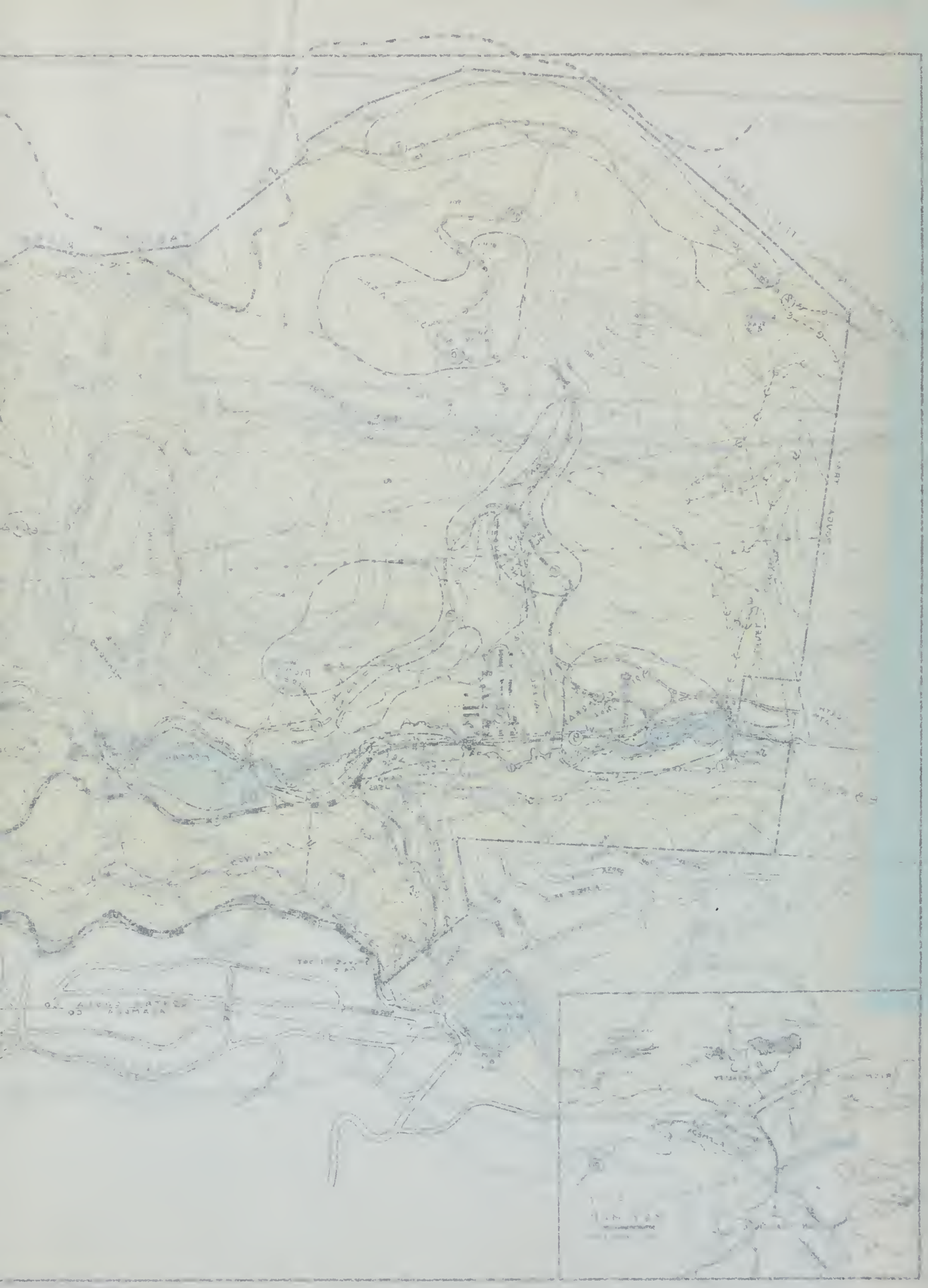
Each entrance should be carefully designed, graded, planted, fenced and properly labelled.

X. BOUNDARIES.

Existing park includes the head of Wildcat Canyon. It should be extended several miles farther north down the valley to complete the unit. It should be extended southward to the Walnut Creek Road to include all of Sierra Valley, and southwest across Grizzly Peak Blvd. to include the area between the existing park and the University of California lands, including Chapparal Peak. All is suggested on the Key Map, and nearly all is on the East Bay Municipal Utility District Lands.

XI. PLANTING. Some planting of minor quantity is needed to renaturalize areas and to supplement existing plantings.

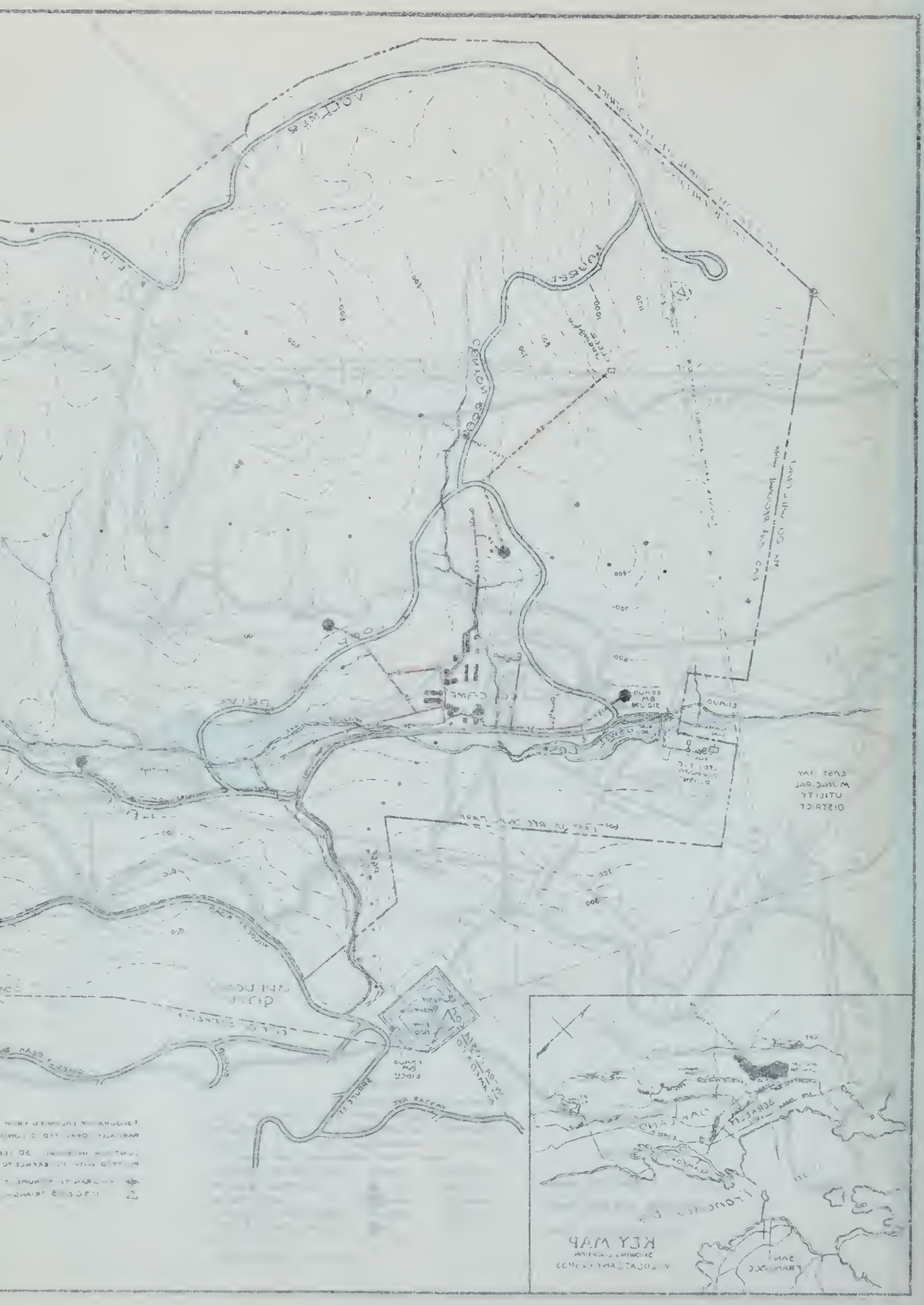
LEGEND
STANDARD ROADS
EXISTING
PROPOSED
SECONDARY ROADS
UNDER CONSTRUCTION
TRUCK TRAIL
TRAILS
GOOD CONDITION
BRIDLE TRAILS
GOOD CONDITION
POWER LINE
TELEPHONE LINE
WATER PIPE LINE
BUILDINGS
CHANNEL
BOUNDARY
SPUR LINE
ROUNDTOP LOCATION MAP
WILDCAT CANYON PARK
BALD PEAK
GRIZZLY PEAK
SKYLINE
ROUNDTOP
EAST BAY MUNICIPAL UTILITY DISTRICT
SAN PABLO RIDGE
MALDOUGALL TRACT
E.B. MUD
THE MEADOWS
ATHLETIC FIELD
MINERAL PLAYFIELD
CAMP LAUREL
BIG FLAT RECREATION
SIESTA VALLEY
SOUTH GATE
CONTRA COSTA CO.
ALAMEDA CO.
GRIZZLY PEAK BOULEVARD
SHEET NOS.
SHASTA GATE
CURRAN GATE
SPRUCE STREET GATE
CITY OF OAKLAND
CITY OF BERKELEY
UNIVERSITY OF CALIFORNIA PROPERTY
KEY MAP
SAN FRANCISCO BAY
RICHMOND
BERKELEY
OAKLAND
ALAMEDA
SAN FRANCISCO
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
COOPERATING WITH
CALIFORNIA
EAST BAY REGIONAL PARK DISTRICT
CHARLES LEE TILDEN
REGIONAL PARK
MASTER PLAN
ROADS & TRAILS MAP
SP 33



LEGEND
STANDARD ROADS
EXISTING
PROPOSED
PAVED
GRADED OR GRAVELED
SECONDARY ROADS
GRADED OR GRAVELED
UNDER CONSTRUCTION
ROADS TO BE OBLITERATED
TRUCK TRAIL
TRAILS
GOOD CONDITION
BRIDLE TRAILS
GOOD CONDITION
POWER LINE
TELEPHONE LINE
WATER PIPE LINE
BUILDINGS
AREAS UNDER CONSIDERATION FOR RECREATION, PICNICS ETC
EXISTING NATIVE FOLIAGE
WILDCAT CANYON PARK
BALD PEAK
GRIZZLY PEAK
GRIZZLY PEAK BLVD
TUNNEL ROAD
ROUNDTOP
SKYLINE BLVD
CLAREMONT BLVD
ROUNDTOP LOCATION MAP
SCALE-1"=2000'
EAST BAY MUNICIPAL UTILITY DISTRICT
MACDOUGALL TRACT
BOY SCOUT AREA
POWER LINE ROAD
INDIAN CAMP
THE MEADOWS
UPPER MEADOWS
MINERAL FIELD
SAN PABLO RIDGE
CAMP PADRE
CAMP LAUREL
BIG FLAT
ATHLETIC FIELD
CAMP CAVES
CONTRA COSTA CO
ALAMEDA CO
SUMMIT RESERVOIR
EBMUD
EBMUD
CONTRA COSTA COUNTY
ALAMEDA COUNTY
PRIVATE
VOLLMER DRIVE
EAST BAY MUNICIPAL UTILITY DISTRICT
UNIVERSITY OF CALIFORNIA PROPERTY
CITY OF OAKLAND
CITY OF BERKELEY
RICHMOND
BERKELEY
OAKLAND
ALAMEDA
SAN FRANCISCO BAY
SAN FRANCISCO
KEY MAP
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
COOPERATING WITH
CALIFORNIA
EAST BAY REGIONAL PARK DISTRICT
CHARLES LEE TILDEN
REGIONAL PARK
MASTER PLAN
EXISTING FOLIAGE
SP 33
DRAWN BY
DESIGNED BY
CHECKED BY
PREPARED BY
RECOMMENDED
APPROVED BY
DATE

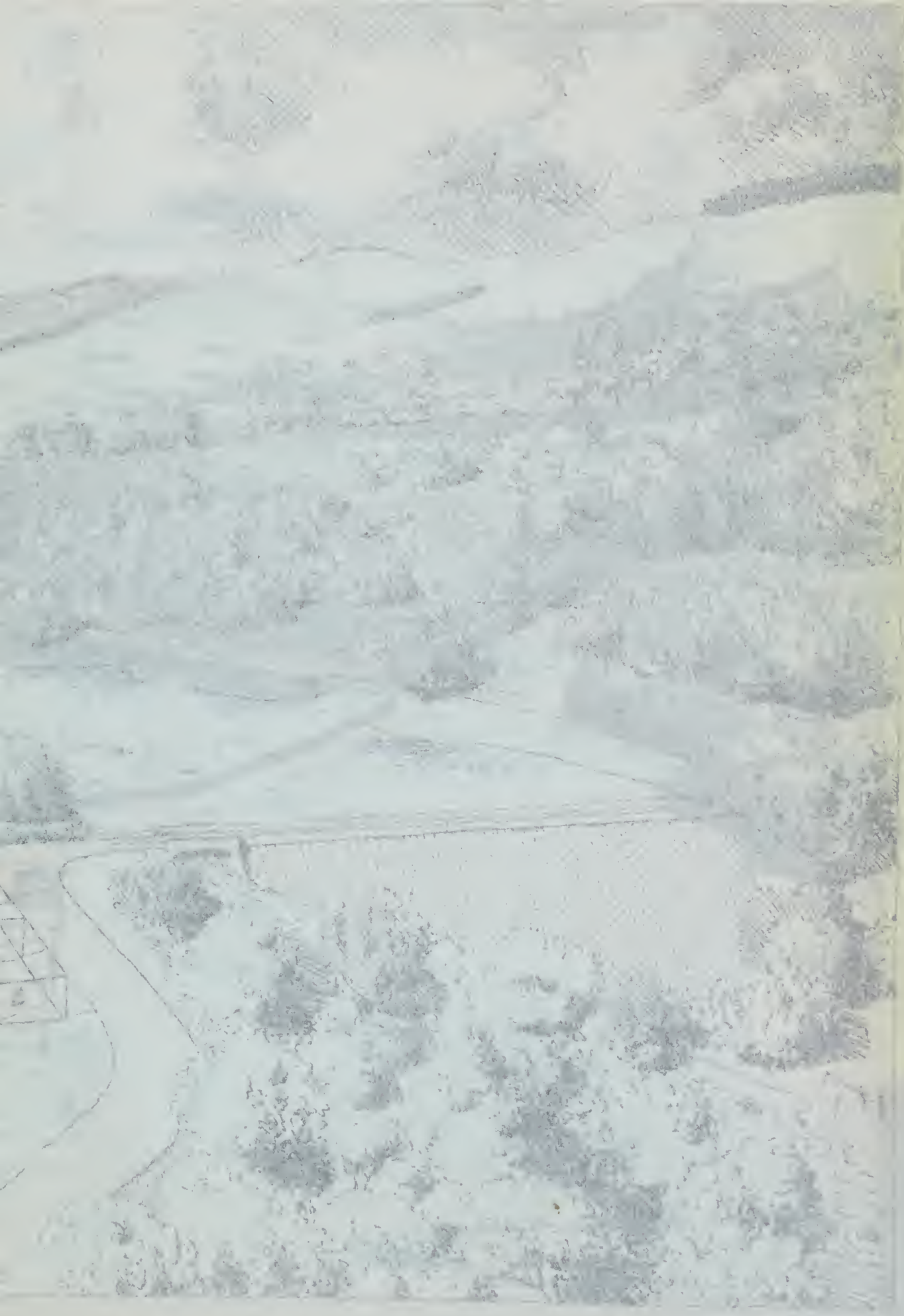
EAST BAY MUNICIPAL UTILITY DISTRICT
WATERSHED LINE
POWER FOR FLOOD
SOUT AREA
LAUREL ROCK
THE MEADOWS
CONTRA COSTA CO
ALAMEDA CO
KEY MAP
RICHMOND
ALAMEDA
SAN FRANCISCO

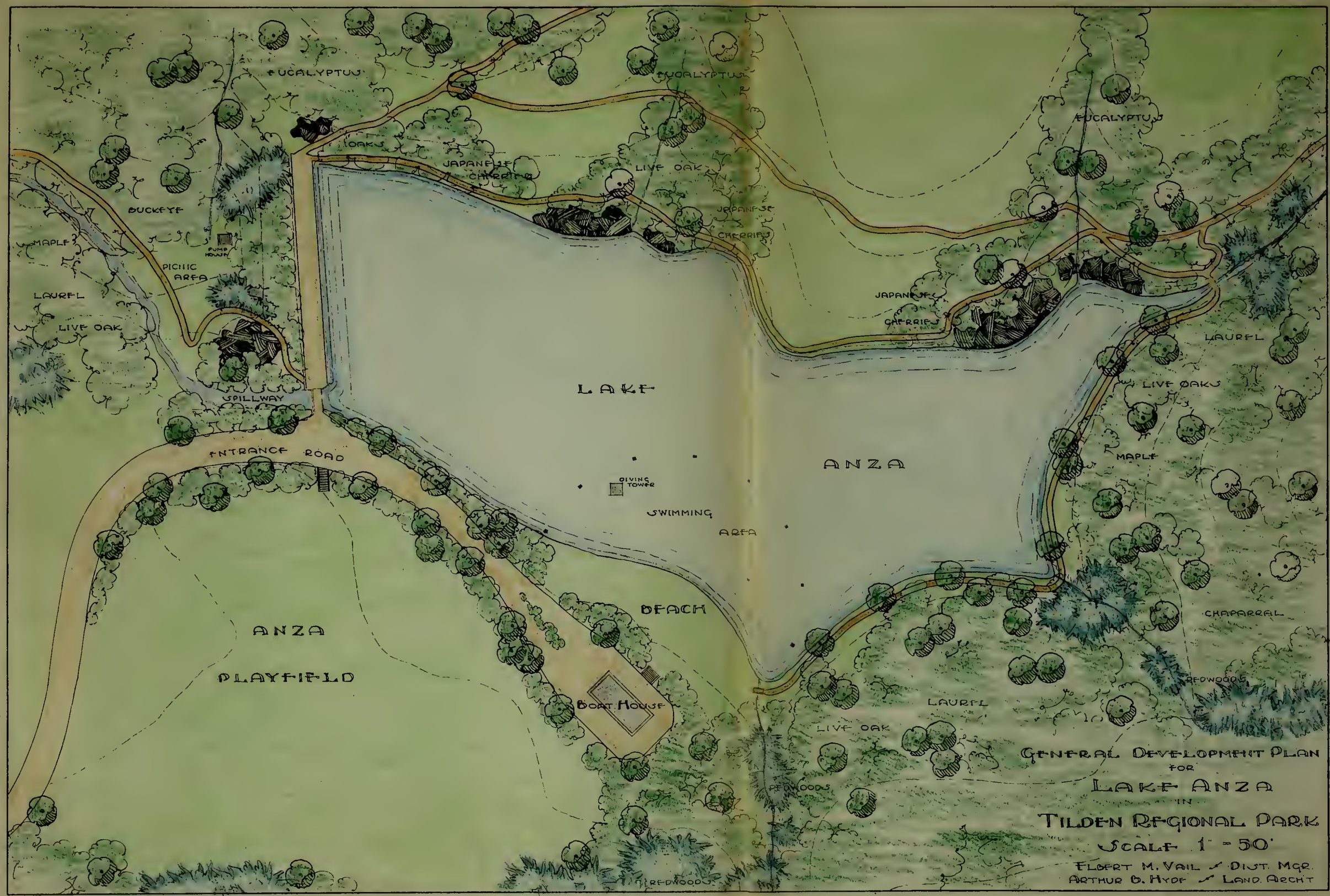
UTILITY MAP
OF
CHARLES LEE TILDEN REGIONAL PARK
SCALE 1"=400'
EAST BAY REGIONAL PARK DISTRICT
MASTER PLAN
UTILITY MAP
LEGEND
STANDARD ROADS
EXISTING
PROPOSED
PAVED
GRADED OR GRAVELED
UNDER CONSTRUCTION
SECONDARY ROADS
ROADS TO BE OBLITERATED
TRUCK TRAIL
TRAILS
GOOD CONDITION
TO BE RECONSTRUCTED
TO BE OBLITERATED
BRIDLE TRAILS
POWER LINE
TELEPHONE LINE
WATER PIPE LINE
ROADS
PAVED
NEED PAVING
PROPOSED
CITY WATER LINES
SPRING
DAM
SPRING DEVELOPED
WATER TANKS
RESERVOIRS
DRINKING FOUNTAIN
TOILET BUILDINGS
PICNIC SITES
SEWAGE LINES
TOPOGRAPHY ENLARGED FROM USGS QUADRANGLE SHEETS
PARTIALLY CORRECTED TO CONFORM WITH FIELD SURVEYS
CONTOUR INTERVAL - 50 FEET
PLOTTED WITH REFERENCE TO USGS DATUM
GRANITE MONUMENT
USC&GS TRIANGULATION STATION
KEY MAP
SHOWING LOCATION
WILDCAT CANYON SP.
San Francisco Bay
OAKLAND
BERKELEY
RICHMOND
SAN FRANCISCO
EAST BAY MUNICIPAL UTILITY DISTRICT
EAST BAY REGIONAL PARK
CONTRA COSTA COUNTY
ALAMEDA COUNTY
CITY OF BERKELEY
CITY OF OAKLAND
VOLLMER
LOOP
DRIVE
LAKE
WEST
SOUTH ROAD
SOUTH ROCK DRIVE
GRIZZLY PEAK BOULEVARD
VARSITY AVE
SPRUCE GATE
ORINDA GATE
SOUTH GATE
UHAUTA GATE
GOLF GATE
LAKE ANZA
CC CAMP
BALD PEAK
ELEV 1810
GRIZZLY PEAK
FIRE LOOKOUT
ELEV 1759
GOLF COURSE
WILDCAT CANYON
MAC DONALD TRACT
CITY OF BERKELEY
CITY OF OAKLAND
Approved by Elbert M. Vail
District Manager
Date 8/28/50

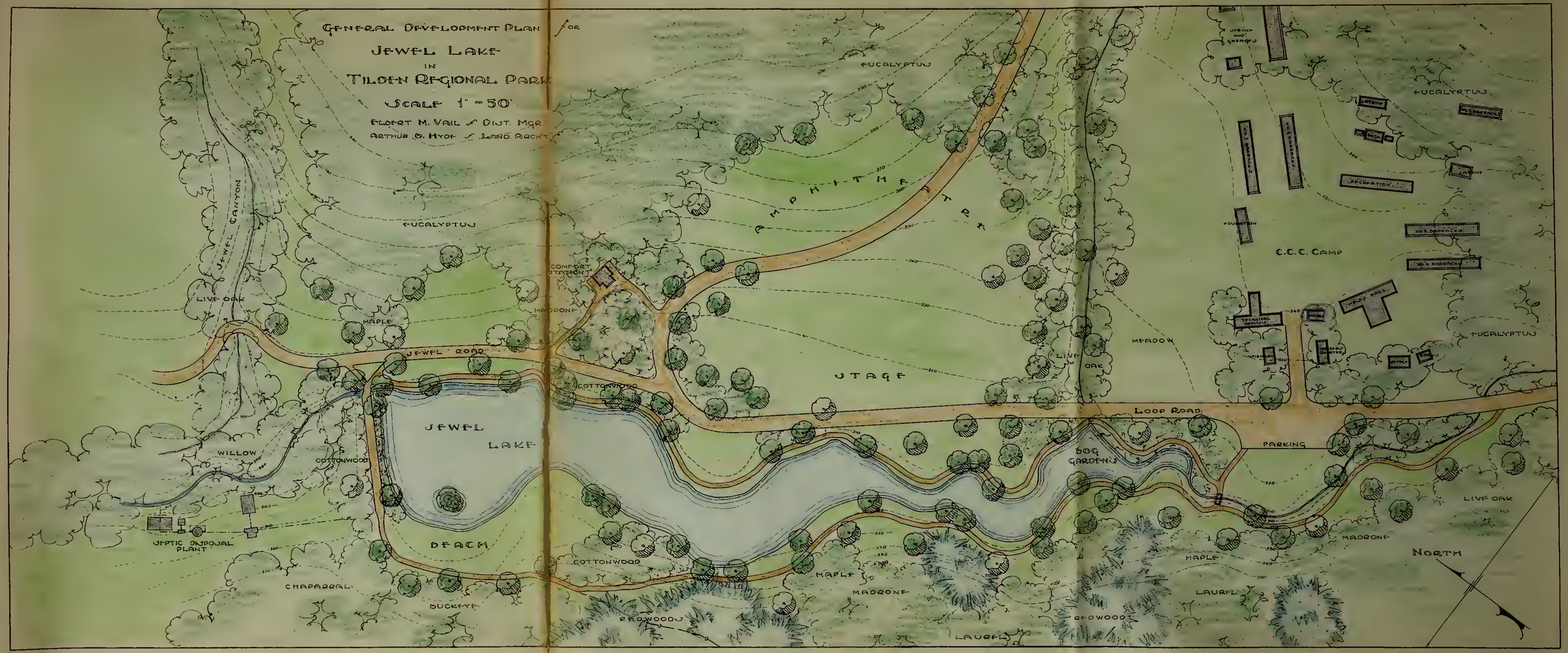


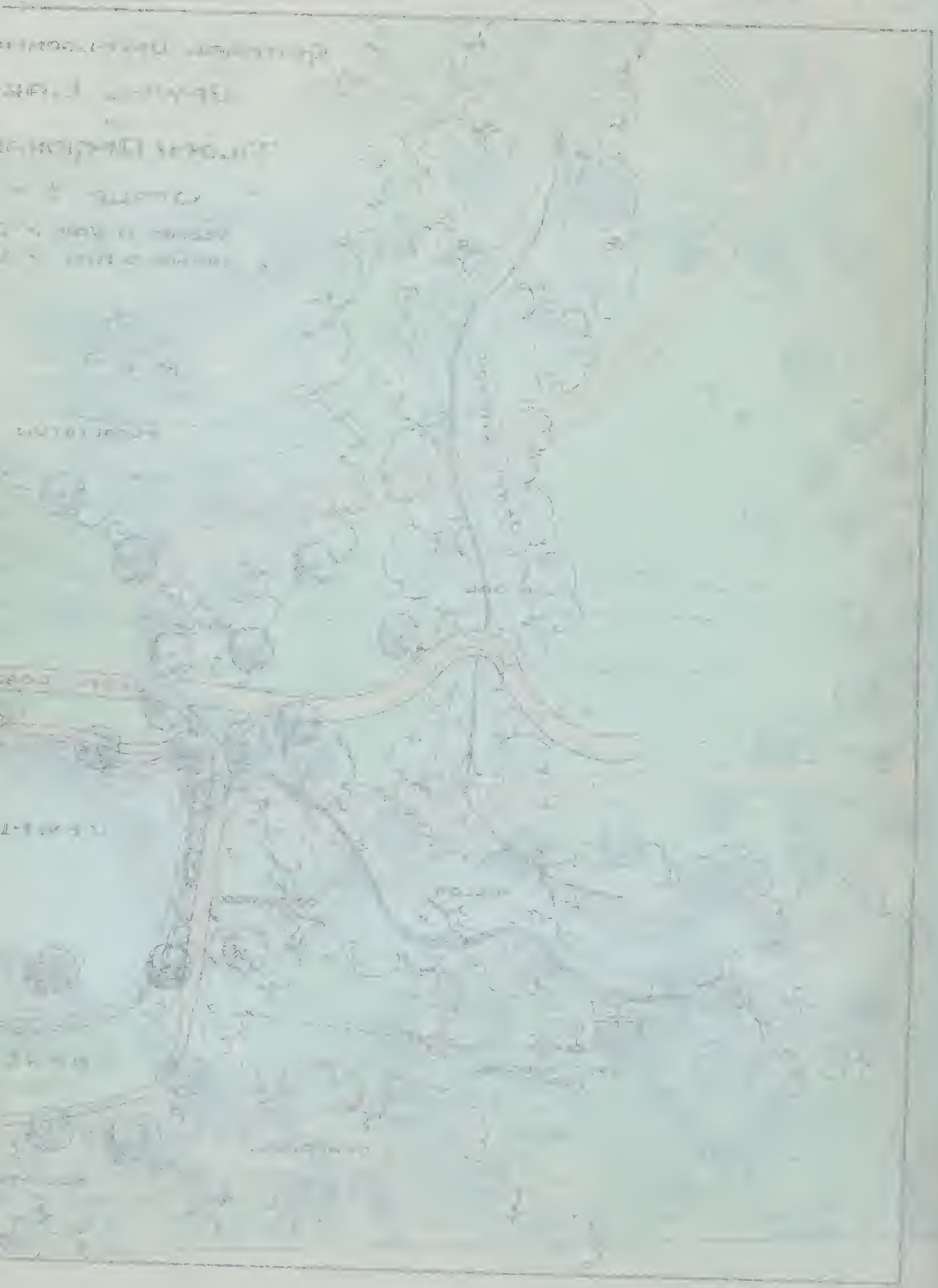
PICNIC
OAKS AND RELATED PLANTS
BAY
BUCKEYE
TANBARK
SUMAC
LILAC
MANZANITA
BARBERRY
OTHER GROWTH
REDWOOD
MAPLE
PEER PADDOCK
ROAD
ADMINISTRATION
WARDENS LODGE
MOTOR COURT
BAY
TANBARK OAK
MEADOW
TOYON
THIMBLEBERRY
HUCKLEBERRY
REDWOODS AND RELATED PLANTS
MAPLE
MADRONE
NUTMEG
BAY
INCENSE CEDAR
DOGWOOD
AZALEA
OTHER GROWTH
RHODODENDRON
HAZELNUT
MEADOW
CALIF. CHERRY
SUMAC
BORDER PLANTS
MEADOW BORDER PLANTS
MANZANITA
MANZANITA
CONIFERS AND RELATED PLANTS
PINE
FIR
CEDAR
JUNIPER
CYPRESS
SPRUCE
ARBORVITAE
OTHER RELATED GROWTH
EUCALYPTUS
CALIF. LILAC
TOYON
GRASS MEADOW
MEADOW PLANTING
WEEPING WILLOW
PICNIC AREA
REDWOOD
BARBERRY
FERNERY
AZALEAS
PARKING
OAK CANYONS AND RELATED GROWTH
TRANSITIONAL AREA OF REDWOOD TO BAY
TOYON
OAK
BUCKEYE
DRY HILLSIDES CHAPARRAL
OAK
BUCKEYE
ELDERBERRY
CALIF. LILAC
CREEK, LAKE, AND BOG PLANTINGS
OAK
BAY
ARID CANYON PLANTING
1/4 MILE
GENERAL PLANTING PLAN FOR
ADMINISTRATION CENTER
OF
TILDEN REGIONAL PARK
SCALE 1" = 40'

LAKE ANZA
CHESLEY BONESTELL




EUCALYPTUS
EUCALYPTUS
EUCALYPTUS
OAKS
JAPANESE CHERRIES
LIVE OAK
JAPANESE CHERRIES
JAPANESE CHERRIES
BUCKEYE
MAPLE
PUMP HOUSE
PICNIC AREA
LAUREL
LIVE OAK
SPILLWAY
LAKE
ANZA
LAUREL
LIVE OAKS
MAPLE
ENTRANCE ROAD
DIVING TOWER
SWIMMING AREA
BEACH
ANZA
PLAYFIELD
BOAT HOUSE
CHAPARRAL
REDWOODS
LAUREL
LIVE OAK
REDWOODS
REDWOODS
GENERAL DEVELOPMENT PLAN
FOR
LAKE ANZA
IN
TILDEN REGIONAL PARK
SCALE 1" = 50'
ELBERT M. VAIL / DIST. MGR.
ARTHUR G. HYDE / LAND. ARCH'T


General Development Plan for
Jewel Lake
in
Tilden Regional Park
Scale 1" = 50'
Elbert M. Vail ~ Dist. Mgr.
Arthur B. Hyde ~ Land Arch't.
Jewel Canyon
Eucalyptus
Live Oak
Maple
Madrone
Comfort Station
Jewel Road
Cottonwood
Jewel Lake
Beach
Willow
Cottonwood
Septic Disposal Plant
Chaparral
Buckeye
Cottonwood
Redwoods
Maple
Madrone
Laurel
Redwood
Stage
Amphitheatre
Live Oak
Meadow
Loop Road
Bog Gardens
Parking
Eucalyptus
Eucalyptus
C.C.C. Camp
Recreation
Mess Hall
Live Oak
Madrone
Maple
Laurel
North



LOWER FIELD
UPPER FIELD
SECTION A-B
SECTION C-D
SECTION E-F
SECTION G-H
CROSS SECTIONS
Scale 1"=100'
BALL FIELD
POLO FIELD
CUT A
CUT B
CUT C
CUT D
CUT E
FILL A
FILL B
48,000 cuyds
29,000 cuyds
220,000 cuyds
58,000 cuyds
158,000 cuyds
RECREATION AREA
POWER LINE
TO GIRL SCOUTS AREA
GEORGE GIBBS
LANDSCAPE ARCHITECT
PALOS VERDES ESTATES—CALIFORNIA
COOPERATING WITH
CALIFORNIA
EAST BAY REGIONAL PARK DISTRICT
WILDCAT CANYON
PLAN FOR
BRISSAC FIELDS
SP-33
JUNE 1938

REDWOOD
REGIONAL PARK

1700 ACRES

BEING KEPT AS A
WILDERNESS AREA

(Sheet #1)

REDWOOD REGIONAL PARK

EAST BAY REGIONAL PARK DISTRICT

MASTER PLAN REPORT

A. GENERAL:

1. The Park Agency:

The East Bay Regional Park District was authorized under the State Legislative Act #1114 of 1933.

The Park Governing Board is comprised of the following personnel:

Charles Lee Tilden
August Vollmer
Aurelia Henry Reinhardt
Leroy R. Goodrich
Thomas J. Roberts
Elbert M. Vail, Park Manager

The Technical Staff working out this report under authority of the Park Board:

A. B. Hyde, Landscape Architect
E. R. Swartling, Engineer
T. A. Merritt, Draftsman
R. A. Wilson, Forester
Etc.

Working in conjunction with and under advisement from:

George Whitworth
Wm. L. Bigler
H. V. Johnston, CCC Camp director
Representatives of the National Park Service and CCC Camp.

2. The Park Area:

The Redwood Regional Park area was purchased by the East Bay Regional Park District on January 10, 1939, from the East Bay Municipal Utility District.

It consists of an entire valley 4½ miles long, adjoining the most densely populated section of the Eastern shore of San Francisco Bay. The valley runs from Northwest to Southeast and lies over the first low range of hills which skirt back of the East Bay Cities. It contains approximately 1700 acres.

(Sheet #1)

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It consists of an entire valley 4½ miles long, adjoining the most densely populated section of the Eastern shore of San Francisco Bay. The valley runs from Northwest to Southeast and lies over the first low range of hills which skirt back of the East Bay Cities. It contains approximately 1700 acres.

In 1929, the Olmsted-Hall illustrated report which recommended the acquisition of 10,000 acres of natural park lands included but a small portion of this magnificent valley; the reason being that the Water District holdings were all they thought could be acquired. Fortunately, the Water District recently acquired the many private holdings in the valley and sold them to the Park District; thus the entire valley, four times the size of Muir Woods National Monument, will be preserved as a recreational area for all times.

This valley is by far the most beautiful of all the natural park lands in the Regional Parks. John McLaren, creator of Golden Gate Park, has declared this area to be a natural arboretum. Many miles of second growth redwoods have sprung from the roots of the old trees which furnished the first lumber to build San Francisco in the 1850's. The National Park Service, realizing the importance of conserving it, established five CCC Camps in the parks.

The Regional Park Board has been congratulated from all sources for acquiring this beautiful area for the use and enjoyment of future generations. There is such a vast supply of historical, botanical, geological, biological, and other scientific interest available in this area that it would be criminal to let anything destroy its natural and native beauty. The fact that it is the only large unblemished wilderness area within easy reach of over two million people living in the Bay area makes it invaluable as a natural park.

There is no other urban population in the world that has such a great Redwood wilderness area so close to the center of population.

The canyon affords a remarkable degree of isolation and entire change of environment, which makes it admirably adapted to picnicking, camping, horseback riding, and hiking. It has such an extensive wooded area with mountain meadows that the picnic ground will not injure the landscape, if carefully planned. Formerly, there were three ranches in the valley; one site in the Northern portion, known as the Grimes Ranch, has about 20 acres of level land which is ideally suited for a boys' camp area. There is ample water supply from springs, large fields for sports, and a sunny exposure for utility buildings, i.e., camp kitchen and restrooms. In the center of the valley was the site of the Princess Mill that furnished the Redwood lumber for the first houses in San Francisco. Although this area is restricted in level land, it is an excellent picnic site with plenty of water. The largest flat area is known as the Bridges Ranch, situated toward the Southerly end of the valley. The ranch was of sufficient size to

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provide a livelihood for several generations of the Bridges family. It is fed from springs on the Eastern slopes of the valley. This area dapts itself to a large overnight or week end camp ground. It is a natural recreational area which can readily include all types of activities.

Up to the time that the land was acquired by the Regional Park Board, the area was carefully patrolled and guarded against public maliciousness by the Water Company. Practically the only use made of the area was by the many horseback riders who have constructed some bridle trails in the valley. There are fourteen stables located near the park boundaries. Some hikers and picnickers have made use of the park lands.

The Regional Park Board feels that with the more intense development it has done in Tilden Regional Park and Lake Temescal Regional Park, it has provided recreation of sufficient forms for the people who are seeking that type of diversion.

There is a great demand and a great need for such picnic grounds where families and large groups can come together for social gatherings. Service groups, fraternal organizations, P. T. A.'s, Boy Scouts, Girl Scouts, Camp Fire Girls, and other groups, are seeking places in these Redwoods where they can have group lunches and dinners and overnight lodging in such an environment as is available here.

It is therefore proposed that this area be extremely limited in its development as follows:

1. That vehicular traffic be restricted to the lower end of the canyon where ample parking space will be provided, and other park entrances will be for pedestrian and equestrian traffic only.

2. That the proposed truck trails be used for service, for hikers, and, insofar as possible, for the horseback riders, in order to avoid cutting the area with too many trails. This project contemplates the clearing and improving of old logging trails, which would afford many miles of lovely bridle and hiking trails.

3. That special effort be made to promote and protect the wild life in all its forms by not disturbing the natural cover and by refraining from new planting except in necessary cases to prevent soil erosion or to supplement natural cover already destroyed.

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3. That special effort be made to promote and protect the wild life in all its forms by not disturbing the natural cover and by refraining from new planting except in necessary cases to prevent soil erosion or to supplement natural cover already destroyed.

4. That special emphasis be given to those forms of recreation, such as hiking, picnicking, and horseback riding, and that every discouragement and prevention possible be exercised to keep out the type of person who is not interested in having this park preserved in its natural state.

3. Regional Factors:

This Redwood Regional Park is another step toward the ultimate goal as set forth in the above mentioned Olmsted-Hall Report. Tilden Regional Park lies Northwest along the ridge of hills a distance of 7 miles via the Skyline Boulevard and comprises and area of approximately 1910 acres.

Round Top Regional Park, along the same ridge and direction, a distance of 3 miles, is 227 acres in extent.

Future acquisition of lands along these same hills to both the North and South will be the ultimate scheme and program of the Regional Park Board.

Present access to the park is provided at four points: On the Northwest from Skyline Boulevard (Skyline Entrance); on the Southwest from Redwood Canyon Road (Redwood Entrance); on the East from the Pinehurst Road near Lake San Leandro (Lake San Leandro Entrance); and on the West near Sequoia Park and Redwood Peak (Sequoia Park Entrance).

The Redwood area is reaily accessible, as it is within easy walking distance of the East Bay Cities and within twenty minutes' ride from the noise and tumult of city life. An interurban railway runs past this area, while street-car lines bring one within a twenty-minute walk to the groves. Asbus line is planned to run to the head of the valley.

4. Land Status:

With the sale of this acreage to the East Bay Regional Park District by the East Bay Municipal Utility District, certain development restrictions were set forth by the selling body which must become a part of this development outline and must be regarded as definite rules and regulations regarding sanitation to be followed in our development policy. These factors are set forth below:

<u>Sanitation:</u> "No structure apt to invite use or abuse of waterways shall be allwed within <u>200 feet</u> (horizontal distance) of the high water level of any waterways, unless specifically ap-

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proved in writing by the Utility District. By waterways is meant any open channel of gulley, even though it is ordinarily dry but may carry run-off at certain times of the year. In general, the structures referred to are those in which people live or keep animals, and would include caretakers' houses, camps, tents, and lunch rooms, cookery places, barns, corrals, animal pens, garages, comfort stations and similar buildings."

Picnic Grounds: "Picnic tables shall be at least 50 feet away from any stream or watercourse."

Garbage Disposal: "All premises, camps, picnic grounds and other places suitable to public gatherings shall be required to have means of sanitary disposal of sewage, garbage and refuse".

Septic Tank: "In places of public gatherings the water carriage system of sewage disposal with septic tank and leaching system shall be permitted where topography and soil conditions are such as to permit disposal of all the septic tank effluent underground".

Dry Pit Latrine: "In all other locations within the watershed area, such as along hiking trails and bridle paths, dry pit toilets of approved design shall be installed at intervals most suitable to the convenience of the public".

Inpection by EBMUD: "Complete plans, specifications and location for sewage disposal systems and dry pit toilets shall be submitted to the Utility District and construction shall not commence until said plans are approved in writing".

5. Financing and Administration:

The Park District is a municipal organization maintained by a 5-cent tax levy on seven East Bay Cities (Oakland, Albany, Berkeley, Emeryville, Piedmont, San Leandro and Alameda), which amounts to approximately $200,000 a year; other sources of revenue are from concessions such as golf course and swimming; certain funds have been received from gifts.

proved in writing by the Utility District. By waterways is meant any open channel of gulley, even though it is ordinarily dry but may carry run-off at certain times of the year. In general, the structures referred to are those in which people live or keep animals, and would include caretakers' houses, camps, tents, and lunch rooms, cookery places, barns, corrals, animal pens, garages, comfort stations and similar buildings."

Picnic Grounds: "Picnic tables shall be at least 50 feet away from any stream or watercourse."

Garbage Disposal: "All premises, camps, picnic grounds and other places suitable to public gatherings shall be required to have means of sanitary disposal of sewage, garbage and refuse".

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The administration is carried on through five directors who are elected by the people, who in turn appoints certain officers as provided by the Enabling Act, i.e., District Manager, Superintendent, Engineer, etc.

B. DEVELOPED AREAS

1. General:

Because of the Park Board's sincere wish to prevent over development in this park, it is proposed to develop a minimum of picnic facilities and leave the park proper to hikers and horseback riders.

a. At the site of the Bridges Ranch in the lower end of the valley, near which is the parking space, it is proposed to develop the only concentrated picnic area. There is quite an extensive orchard at this site which borders the stream. Throughout this orchard it is proposed to distribute approximately 30 table and bench combinations with corresponding number of western type fireplaces. drinking fountains, etc.

2. Buildings:

a. Existing - There are many miscellaneous structures in the lower end of the canyon located on formerly private land. Most of these are animal pens, coops, barns; with one or two old hourse. These structures are undesirable and present a fire hazard in their present state. It is proposed to remove them.

1. Ranch house located about one-fourth mile from Redwood entrance on the floor of the valley East of the stream. It is proposed to remodel this building into administrative quarters.

2. Ranch house close to above. Rather new and could possibly be moved to Bridges' Ranch site and remodelled for temporary caretaker's house.

3. Wooden house at Redwood Entrance. One of the first built in Alameda County. Historical value may prove worthy of preservation.

b. Proposed -

1. Administration building - remodelling existing ranch house as mentioned above.

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2. Warden's lodge - located at Bridges' Ranch area. To be of native rock construction, as being used by National Park Service in other park areas.

3. Other Structures -

a. Comfort stations

1. Included in Administration building.
2. Located at Bridges' Ranch area.
3. Located at area #3
4. Located at Redwood Bowl.

b. Culvert - stone, vehicular

1. Redwood entrance
2. Parking area - site of Bridges' ranch

c. Bridges - wood, pedestrian

1. Boys' camp area
2. Picnic area #3

d. Water Storage tanks

1. Bridges' Ranch site - 5000 gallon capacity
2. Boys' Camp area - 5000 gallon capacity
3. Picnic areas #6 and #7 - 5000 gallon capacity
4. Picnic Area #3 - 5000 gallon capacity

e. Picnic area facilities

1. Table and bench combinations
2. Western type fireplaces
3. Drinking fountains
4. Barbecue pits

f. Miscellaneous

1. Six miles fencing along west ridge boundary
2. Sprinkling system for bowl area and amphitheatre
3. Entrance gates and turnstiles
4. Incinerators and garbage pit
5. Piping systems from water storage
6. Horse troughs
7. Signs

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C. CIRCULATION

1. Approach Roads:

a. The Skyline Boulevard approaches the park from the north and follows a general route along the crest of the range of hills. Is is the main line of traffic which will eventually tie all the Regional Park units together. The boulevard touches the Northern end of the park boundary and gives access at that point (Skyline Entrance).

The Skyline Boulevard is a well-graded road paved with oil macadam, approximately 30' in width with 6' shoulders, and is of ample radius turns and grades for easy travel. It is used mainly by sightseers and because of its circuitous route is not often used for through traffic. The boulevard winds in a general Southerly direction and somewhat follows the park's Western boundary a short distance away. The intervening area is maintained by the City of Oakland as a parkway.

b. About one-fourth of the way along the park's West boundary, Juoquin Miller Toad joins with Skyline Boulevard at Sequoia Park. This park is adjacent to the Redwood Park boundary and is owned and under construction by the City of Oakland.

Juoquin Miller Road is a direct approach to the park from Oakland and Piedmont via Mountain Boulevard, and from Alameda via Fruitvale Avenue. Although a good two-way oil macadam road, it is a little narrow and circuitous for comfortable driving, yet it is well travelled.

Where Sequoia Park and Redwood Park are adjacent, another entrance to the area is located and is known as Sequoia Park Entrance.

c. The Skyline Boulevard continues South and about one-half way along the park's West boundary is intersected by Redwood Road. Skyline Boulevard extension continues South along the ridge and will eventually tie in with traffic from San Leandro, Hayward and points South.

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c. The Skyline Boulevard continues South and about one-half way along the park's West boundary is intersected by Redwood Road. Skyline Boulevard extension continues South along the ridge and will eventually tie in with traffic from San Leandro, Hayward and points South.

Redwood Road approaches this intersection from the City of Oakland near Mills College and the Foothill Boulevard, thereby becoming a direct means of access. From Alameda, Park Avenue is a through arterial which comes into Redwood Road.

Redwood Road leads down through a scenic Redwood canyon from Skyline Boulevard. It is well-graded, oil macadam road. As it emerges from this canyon, it comes to the Southern and main entrance to Redwood Regional Park (Redwood Entrance). It is near this entrance that parking facilities will be developed for the users of the park.

d. Redwood Road continues on down the lower Redwood Canyon. Near Lake San Leandro, a main road branches off to the North which continues over into Pinehurst Canyon. Where this road skirts the park boundary on the East, Lake San Leandro Entrance is located. This road is well gravelled and approximately 30' in width; it is well graded and curved.

e. As this road reaches Pinehurst Canyon, which lies over the Eastern hills of Redwood Canyon Park, it joins the Pinehurst Road. This road continues on Northwest to join the Skyline Boulevard near the Northern end of Redwood Regional Park. This road can be used as a means of access by those coming from Moraga, Walnut Creek and the East.

Thus, the system of raodways and approaches surrounding the park becomes a matter of directness and convenience and, together with the proximity of this area to metropolitan centers, will do much toward promoting great use of the proposed facilities.

2. Park Roads:

There are many factors which have influenced our proposed roadway system within the park boundaries. Because of the present cover of the park lands is so valuable and because we are perhaps mindful of the devastating Berkeley Hills fire in 1923, we feel that we can not overstress the need for fire prevention.

To this end, we have accepted the existing trails to provide immediate access to all parts of the park. We do not feel, however, that the system is overdone, yet we feel it is adequate for our needs.

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At the lower end of the valley, where there is ample level land and where the private holdings just acquired have somewhat domesticated the terrain, we propose to open this to vehicular traffic and provide parking space for the cars. The road which now runs up along the floor of the canyon to the proposed parking area is narrow and needs some grading and drainage improvements. In order to make this wide enough for two-way traffic, it would be necessary to cut far into the bank in many places because of the proximity of the stream. We therefore propose to install two one-way roads for in-and-out access to the parking area. The proposed "in" road will be taken through the present domesticated area which is already somewhat graded and scarred. It will need a large stone culvert at the lower end; another will be necessary at the parking area where the road crosses the main stream.

With the exception of this system of in-and-out vehicular traffic to and from the parking areas, no vehicles of any kind will be allowed in the park area.

a. Existing roads - it is proposed to accept the existing roads in the park area and maintain them for bridle and hiking trails. Enough pruning will be done to keep these trails clear for passage of fire trucks in case of emergency, but no widening or scraping will be done, thereby giving plant growth a chance to encroach on them, minimizing the width to that necessary for hikers and horses.

   1. Canyon Truck Trail #1. This road starts at the lower (Southerly) end of the valley and follows the stream to a point about two thirds of the distance up the valley at the site of the old Princess Lumber Mill.

   The entrance road will be developed for in-and-out traffic from the Redwood Entrance to the Parking area. A minimum of work on this road will make it passable and safe for one way traffic.

   2. Tie-in Truck Trail leads from #1 up the East hills to the Eastern ridge and boundary. This road has completely washed out in places and is impassable now. Some work is proposed to make this usable.

   3. East Ridge Truck Trail follows the ridge the length of the Eastern boundary from the Skyline entrance to the Lake San Leandro Entrance.

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4. Boys' Camp Truck Trail goes from the Skyline Entrance to the floor of the canyon

It is proposed to leave these roads as now existing and use them for hikers, horseback riders, and service trucks in case of emergencies.

3 Trails:

In further promoting the Park Board's policy of restraint from over-developing this park area, it is proposed, insofar as is possible, to combine hiking and horseback riding on the existing and proposed truck trails.

The following trails will be used by both pedestrians and horses to eliminate duplication. There are numerous trails already in use by the many equestrians, and it is proposed to improve these as necessary. The proposed trails are deemed necessary to complete the system and offer various and interesting loops throughout the park area. In many places, the old logging trails can be cleared and used, thus eliminating much labor.

Horseback Trail #1 - will be constructed from Redwood Entrance to the Parking area along the floor of the canyon,apart from the in-and-out traffic. From the parking area on to the Skyline Entrance it will follow existing truck trails and horseback trails.

#2 - Follows existing truck trail from Skyline Entrance along the East ridge to the Lake San Leandro Entrance. One unit to be constructed to tie in from this entrance down to Redwood Entrance.

#3 - Follows existing trail in part, part to be constructed within park boundaries from Skyline entrance along West Ridge to Redwood Entrance.

#4 - to be constructed from Trail #3 near the Skyline Entrance to tie in again with Trail #3 near the Redwood Entrance. This trail will be approximately half the distance up from the canyon floor to the West Ridge.

#5 - Existing Harold French Trail from Redwood Peak to the canyon floor, splitting and tieing in with #1 at two points.

#6 - from Redwood Peak to the floor of the canyon in a Northerly direction (existing)

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#7 - is a short trail now existing which circuits Redwood Peak.

#8 and #9 are trails leading from the West Ridge Trail #3 to the floor of the valley to tie in with Trail #1.

#10 leads from the picnic area up through a densely wooded canyon to the East Ridge Trail #2. This is an old lumber trail and needs mainly clearing of overhanging brush.

#11 trail is the existing truck route from the floor to the East Ridge about halfway up the canyon.

4. Control:

As outlined before, there will be four main entrances to the park area. With the exception of the Redwood Entrance, they will be closed except for pedestrians and equestrians. As the park boundaries will be well fenced and each entrance protected by substantial gates, access to the park will be impossible for any type of motor vehicle.

It is proposed to construct the Warden's lodge at the Bridges' Ranch area, which is centrally located.

With this control, all abuse of the Park's rules and regulations will be forestalled. The Park Board has full power to deputize police and it is their intention to exercise this authority to protect the park against vandalism and fire.

D. WATER AREAS

1. Streams:

The main stream which runs along the floor of the valley has some flow all year, though slight at times in late summer and fall, depending on the previous winter's rains. Information and data regarding volume and normal rate of flow will be included in the more detailed report to follow. It is fed by springs, which are numerous and well distributed.

E. UTILITIES

1. Water Supply:

Throughout the park are evidences of ample water supply from springs. This is especially true near the sites of the ranches and lumber mills. Altogether, eleven springs are evident which run throughout the year, and there are other encouraging signs or more.

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There are good springs and wells located near all the areas it is proposed to develop, which should give ample supply for all needs. It is proposed to develop these springs to protect them and promote further flow.

2. Sewage Disposal:

Septic tanks are installed at the existing ranch house buildings. Proposed systems will comply with the rules and regulations as set down by the Water Company.

2-A. Garbage Disposal:

An incinerator is proposed at Bridges' Ranch area, for disposal of dry garbage. A garbage pit will be installed according to the same regulations as above mentioned.

3. Power:

Lines of the P. G. & E. are available in the lower end of the valley which serves the former ranch sites. Extension of service to the Warden's lodge is contemplated. No others are contemplated.

4. Telephone:

Lines of the P. T. & T. are available at the lower end of the valley and will be extended to serve the warden's lodge.

F. FOREST PROTECTION

1. Vegetative cover:

The valley is endowed with five distinct types of cover:

1. The entire West side of the valley, which has a Northeasterly exposure, is richly covered with large second growth Redwood trees and their associated plants, such as Madrone, Bay, Tanbark, Oak, Lilac, Huckleberry, Hazelnut, and many others. Some of these Redwood trees have already reached the size of four feet in diameter.

2. The East side of the valley has dense growth of California Live Oak and their associated plants. These plant groups follow the small side ravines and gullies up toward the Eastern ridge.

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2. The East side of the valley has dense growth of California Live Oak and their associated plants. These plant groups follow the small side ravines and gullies up toward the Eastern ridge.

3. In the Northeasterly or upper end of the valley there are about 300 acres which were planted some years ago to Eucalyptus. The variety used is quite tender and many of the original trees have been killed by frost and snow. In their place have sprung up dense second and third growth which in its present state creates a fire hazard. It is proposed to gradually eliminate these trees and replant with Monterey pines and Redwoods in the canyons.

4. Much of the Eastern side of the areas along the Western boundaries are covered with chaparral growth which consists mainly of Baccharis, California Lilac, Coffeeberry, Toyon, Poison Oak, Elderberry, Wild Current, Snowberry, Huckleberry, and other native shrubs.

5. The remainder of the Eastern slope is grassland and small scrubby growth.

In the floor of the valley along the stream is an interesting collection of species, which is the transition from the Redwood growth and its associated plants. In addition, there are some other types of trees and shrubs which relish the damp location.

In the Northeast side of the valley quite a number of Monterey Pines were planted many years back and have since completely naturalized themselves and supplement the Redwoods where the exposure is a little severe for them.

Because there have been ranches and private holdings at various times in the valley, there are slight indications of domestic trees and shrubs in places. On the floor and in about the center of the valley there is an old fruit orchard of about fifty trees, mainly cherries. Apple trees have been planted at various places throughout the valley, mainly at the sites of the various ranches and lumber mills.

2. Forest Fire Control:

At Redwood Entrance is located the County Fire Station, in addition to the Round Top Fire Lookout which commands a view of this area. Other precautions contemplated, which will insure ample protection.

3. Wood Utilization:

The cutting of the Eucalyptus trees in the Northwest portion of the park will provide ample firewood for park use for years to come. It is not proposed to cut in any other area.

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The cutting of the Eucalyptus trees in the Northwest portion of the park will provide ample firewood for park use for years to come. It is not proposed to cut in any other area.

4. Special Protection:

All due precautions will be exercised to prevent and hinder public abuse of vegetative areas. It is proposed to use alternative picnic areas, in order to give the previously used areas a chance to recuperate from concentrated use.

G. WILDLIFE

1. General Factors:

Since the public has learned that the Park Board has acquired this Redwood area, there have been several committees who have come to learn what our policy would be in the proposed development.

The Park Board is appreciative of the interest being shown in this area, one of the few of its kind left, and certainly none other so easily available to a large population. It will be the Board's policy to seek advice and suggestions from these specialized groups toward the protection and increase of wild life in all of its forms. Not over developing this park should go far toward the preservation of these natural assets.

Some deer are to be found in this area. Rabbits and other small animals are numerous. Many species of birds have made this area their home. It is proposed to aid the spread of the numerous colonies of wild flowers and other flora through the park. None of the natural cover is to be removed except in such few cases where development is essential to control public use. It has been decided to introduce no exotic species into the park, but the few species introduced by early inhabitants will be left wherever they fit into the landscape.

2. Special Protection:

Signs will be posted and policing methods installed to prevent the removal or destruction of existing flora and fauna. Should predators become prevalent in the park area in such number as to upset the balance maintained by nature, special steps are proposed to control them.

3. Educational Possibilities. It is understood from various sources that citizens groups, schools, and other interested bodies will make use of thiswilderness for field trips. It is proposed that the historical, geological, botanical and other scientific areas will be well labelled for the educational value they may possess.

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All due precautions will be exercised to prevent and hinder public abuse of vegetative areas. It is proposed to use alternative picnic areas, in order to give the previously used areas a chance to recuperate from concentrated use.

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From the historical aspect, this canyon is rich in some remaining monuments. As has been mentioned before, two of the lumber mills that supplied lumber to San Francisco in the gold rush days were located in this valley. One of the first wood houses built in Alameda County is still standing at the entrance to the park. At this site, some few exotics in the surrounding garden have reached an amazing stage of growth. Many of the stumps of the old Redwood trees that were cut in the 1850's are still evident, some of them of unbelievable size. It is proposed to develop the park's educational value by calling attention to these various points of interest.

Further study and research may produce more points of interest than are evident at this time, and they will be included in future reports.

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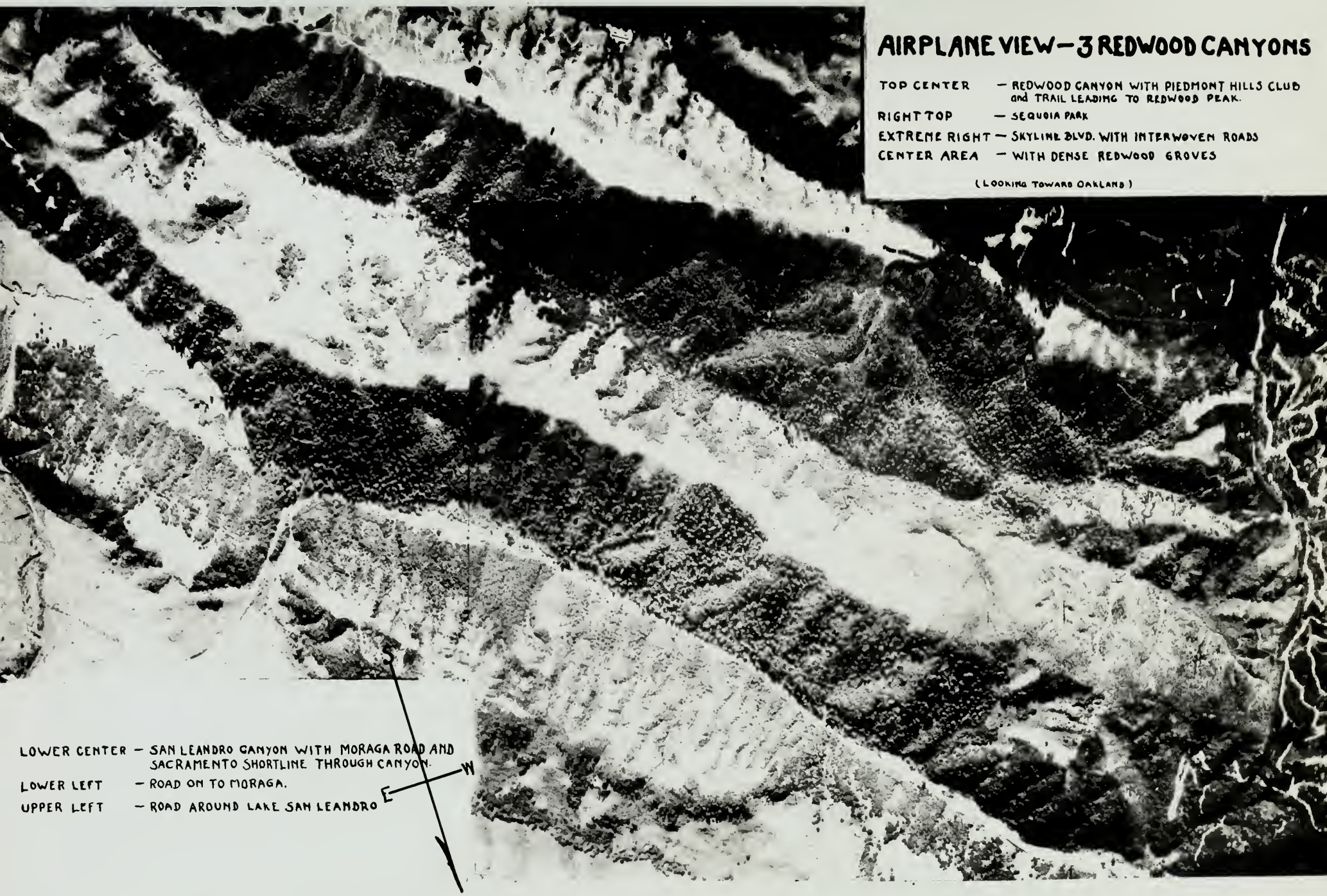
AIRPLANE VIEW—3 REDWOOD CANYONS
TOP CENTER — REDWOOD CANYON WITH PIEDMONT HILLS CLUB and TRAIL LEADING TO REDWOOD PEAK.
RIGHT TOP — SEQUOIA PARK
EXTREME RIGHT — SKYLINE BLVD. WITH INTERWOVEN ROADS
CENTER AREA — WITH DENSE REDWOOD GROVES
(LOOKING TOWARD OAKLAND)
LOWER CENTER — SAN LEANDRO CANYON WITH MORAGA ROAD AND SACRAMENTO SHORTLINE THROUGH CANYON.
LOWER LEFT — ROAD ON TO MORAGA.
UPPER LEFT — ROAD AROUND LAKE SAN LEANDRO
S
W
E

LEGEND
EXISTING
PROPOSED
PAVED ROADS
GRADED OR GRAVELED
FOOT TRAIL
BRIDLE TRAIL
BOUNDARY LINE
POWER LINE
TELEPHONE LINE
WATER PIPE LINE
BUILDINGS
AREAS UNDER CONSIDERATION FOR RECREATION PICNICS ETC
INCINERATOR
FENCE
EVERGREEN
DECIDUOUS
CHAPPARAL
To Moraga
LAKE SAN LEANDRO
CONTRA COSTA COUNTY
ALAMEDA COUNTY
REFORESTATION
SPRING
SKYLINE ENTRANCE
BOULEVARD
AURELIA REINHARDT REDWOODS
WARDENS LODGE
LAKE SAN LEANDRO ENTRANCE
REDWOOD ENTRANCE
REDWOOD PEAK
AMPHITHEATRE
SEQUOIA PARK ENTRANCE
OAKLAND CITY BOUNDARY
SKYLINE BOULEVARD
REDWOOD ROAD
OAKLAND
ALAMEDA
SAN FRANCISCO Bay
CALIFORNIA
EAST BAY REGIONAL PARK DISTRICT
IN COOPERATION WITH
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DRAWN BY
DESIGNED BY ARTHUR G. NYSP
CHECKED BY
REDWOOD REGIONAL PARK
MASTER PLAN
PLAN NO.
SCALE 1"=400'
DATE
PREPARED & APPROVED BY
STATE PARK AUTHORITY
DATE 2/15/38
RECOMENDED
INSPECTOR
DATE
APPROVED
REGIONAL DIRECTOR
DATE

ALAMEDA
OAKLAND

ROUND TOP

REGIONAL PARK

225 ACRES

FAVORITE HIKING AND RIDING SPOT
WHICH COMMANDS A VIEW OF
MOUNTAINS, VALLEYS, & SEA.

ROUND TOP REGIONAL PARK

EAST BAY REGIONAL PARK DISTRICT

(REVISED 2/16/39)

I. BRIEF HISTORY AND DESCRIPTION:

A. Round Top Park lies just back of the first row of hills at the east boundary of Oakland, in Contra Costa County. It contains approximately 227 acres. A portion of this acreage crosses the hills and lies on the west slope overlooking Piedmont and the Bay Area.

This area, which previously belonged to the Water District has been included in reports recommending the acquisition of certain water district lands, by various interested agencies. First the Olmsted report in 1929 and again in 1936 by the National Park Service. In 1935 the East Bay Regional Park District contracted with the East Bay Municipal Utility District for the purchase of this area for recreational purposes.

B. The Park area contains five distinct types of cover:-

(1) Grass covered slopes.

(2) Large groups of Bays and a scattering of Oaks in the canyons, some willow growth exists along the creek bottoms.

(3) Chapparal covers much of the area and is composed principally of Poison Oak.

(4) Plantings of Eucalyptus were made over much of the area for commercial purposes, many years ago. Few groups of them are left, however, as much of the growth has been cut and the severe frosts and snow of a few years back, accounted for many more. All these trees, however, have sent out sucker growth from the roots which has attained considerable size.

(5) The remainder of the area is taken up with groups of Monterey Pines which have stood up well and have been planted long enough to have made fine sized trees. Many seedlings have started from these groves and are in various stages of growth.

C. Present access to the park area is from Skyline Boulevard on the southwest side. The Water District built some years ago, a three room bungalow at this entrance, for the convenience of the firewarden. A fire lookout tower has been established on Round Top Peak (elevation 1750) and commands a fine view of all the East Bay Area and much of the back country. Some planting was done around the bungalow and entrance, using various domestic trees and shrubs.

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(REVISED 2/16/59)

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D. A road was built at the time the tower was erected in order to get materials to the peak. Since the tower has been in use, this road has been used for service and access to the peak by the firewarden. It will serve the park needs for a truck trail in fire prevention and servicing the upper picnic area #2.

E. A picnic area was developed near the entrance in the Eucalyptus grove but has long since fallen into disrepair and needs development. There are no level areas available for extensive play.

F. The present water supply is from a spring located near the eastern corner of the park. This was developed at one time in the past and a sizeable flow was the result. The old line running to the bungalow is in bad shape and needs replacing.

G. The closest and most direct access from Metropolitan Oakland is on Thornhill Road which leads into Montclair District and Mountain Boulevards back of Piedmont.

II. RECOMMENDATIONS OF THE E. B. R. P. D. AS TO DEVELOPMENT POSSIBILITIES:

A. For various reasons, it is not recommended to develop this area for intensive recreation. The smallness of the area is such that extensive development is not possible. If in the future, acquisition of Siesta Valley and other areas on the west should tie this area to Tilden Park, and the acquisition of Bridges Canyon and other areas on the east would prolong the chain, this area would become a link of that chain. Even so, the topography prohibits concen trated play area development, with the exception of the areas as shown to be developed on the master plan, the remainder of the area is not adaptable for use except as hiking, horseback riding and picnicking.

We recommend that encouragement be given to hikers and horseback riders as the area is well adapted for this form of recreational activity.

III. CIRCULATION:

A. Existing.

1. Road System

(a) Grizzly Peak Boulevard and the Skyline Boulevard both approach the Park from the northwest. Tilden Park along these routes is about four miles distance. These two arteries intersect near the present entrance to the Park and continue south as the Skyline Boulevard to Redwood Canyon (Bridges Canyon) about five miles away.

(b) Near the intersection of Grizzly Peak Boulevard and Skyline Boulevard, Elverton Drive takes off of the Sky-line Boulevard and runs southwest down the western slope

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G. The closest and most direct access from Metropolitan Oakland is on Thornhill Road which leads into Montclair District and Mountain Boulevards back of Piedmont.

II. RECOMMENDATIONS OF THE K. E. S. F. B. AS TO DEVELOPMENT POSSIBILITIES:

A. For various reasons, it is not recommended to develop this area for intensive recreation. The smallness of the area is such that extensive development is not possible. If in the future, acquisition of Sinsto Valley and other areas on the west should tie this area to Tilden Park, and the acquisition of Bridges Canyon and other areas on the east would prolong the chain, this area would become a link of that chain. Even so, the topography prohibits concentrated play area development, with the exception of the areas as shown to be developed on the master plan, the remainder of the area is not adaptable for use except as hiking, horseback riding and picnicking.

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(b) Near the intersection of Grizzly Peak Boulevard and Skyline Boulevard, Elverton Drive takes off of the Skyline Boulevard and runs southeast down the western slope

of the hills. Shortly below Skyline Boulevard Thornhill Road branches off of Elverton Drive and continues south west to Montclair (an Oakland Suburb) and meets Mountain Boulevard about two miles distant. Mountain Boulevard is being developed as a through arterial for quick access from Berkeley to East Oakland.

Both Elverton Drive and Thornhill Road are gravelled and average about 15 feet in width and form one boundary of the park area. Their grade is very steep (approximately 15%) and they have many sharp turns. It is doubted if these streets will ever be improved as the adjoining property is not adaptable to residential sites.

(c) The only road in the park proper is the existing service road from the entrance to the Lookout tower. It is recommended that a gate be placed at the lower end and this road closed to general traffic. In addition to serving as a truck trail, this road will be used as a trail for hikers and horse-back riders who wish to gain the peak.

(d) There is an old abandoned and obliterated road bed which at one time left the entrance and continued north west on park land on down the canyon. This left park property near the northwest corner and continued down to meet the tunnel road near the east entrance of the Broadway Tunnel. Should this adjacent property and Siesta Valley be acquired to joing Round Top with Tilden Park, this road might be rebuilt to give access and fire control to the Park lands.

B. Proposed.

1. Trail System existing

(a) Foot trails - none developed.

(b) Horse trails - none developed.

2. Trail system proposed

(a) Horse trail #1 to go southeast from entrance down main canyon, up the other side through Pine grove and on up to the peak. From there, it will lead northwest from the peak, around the corner of the property, down through the small canyon of Bays, and back up the main canyon to the entrance. Any horsetrails outside the area will no doubt enter the park near the front entrance so this point may serve as a means of access.

This horse trail will also be used by pedestrians. Because of the smallness of the area, there is no need for separation of foot and horse trails.

(b) Trail #2 for foot traffic to be constructed from the entrance and leading in as direct a route as possible to the summit of the peak.

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IV. UNDEVELOPED AREAS

A. Existing

1. Wild areas - none in a strict interpretation - to the average visitor any of the deeper canyons are "wild"

2. Scenic areas.

(a) The view from Round Top Peak is certainly one of scenic beauty as one can see the entire Bay Area and much of the back country for a distance of several miles.

(b) Groves of native Bay and heavily wooded Canyons.

(c) Wild life - quail, rabbits and other small wild life abound.

(d) Botanic interest - the park contains much native growth interesting to botanists. One group of Mahonia Pinnata (California Barberry) near the peak is unusual.

B. Proposed

(a) It is hoped that the East Bay Regional Park District May acquire that area just southeast of this Round Top Park. It has been said by several well known Botanists that in this small area is one of the most diversified collections of native plant material in this part of the State.

(b) Possible extension of park area may add to the various existing interests.

V. PUBLIC UTILITIES

A. Existing

1. Water system - no outside sources of supply, present bungalow served from springs.

2. Sewage - no outside facility - present bungalos is serviced with a septic tank installation.

3. Garbage disposal - small incinerator burns trash and cans are buried.

4. Telephone system - the phone line to the bungalow comes from wires across Skyline Boulevard. A line runs up the hill on wood poles to service the fire lookout station.

5. Power system - the Pacific Gas & Electric line enters the property on the northwest and is carried on wooden poles to the lookout station. One line comes down on the telephone poles to service the bungalow.

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A. Existing

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2. Sewage - no outside facility - present bungalow is serviced with a septic tank installation.

3. Garbage disposal - small incinerator burns trash and some garbage.

4. Telephone system - the phone line to the bungalow comes from wires across Skyline Boulevard. A line runs up the hill on wood poles to service the fire lookout station.

5. Power system - the Pacific Gas & Electric line enters the property on the northwest and is carried on wooden poles to the lookout station. One line comes down on the telephone poles to service the bungalow.

B. Proposed

1. Water system - a development of the upper spring should easily provide enough water for the park needs. It is proposed to install a 1½" galvanized iron pipe line (approximately 1000 feet) with a gravity flow down to a 2000 gallon concrete storage tank located in a small ravine below the other spring. This second spring promises some flow of water and the two combined should insure ample water supply.

From this storage tank, it is proposed to pump to a smaller storage tank located near Picnic area #3 (approximately 1000 feet) which will service the upper area. The gasoline pump and upper storage tank are to be supplied by the Regional Park District. It is suggested that a check valve be installed above the pump so that when the upper tank is full, and the pump not running, the lower picnic area will be supplied by pressure from the top of the peak, and not gravity flow from the lower storage tank as this would be so slight.

From the main storage tank it is proposed to continue the 1½" main to the main entrance (approximately 1400 feet). This will service the caretakers bungalow, Picnic Area #1, the proposed latrine, and the secondary picnic area to the right of the entrance.

2. Sewage System - One dry pit type latrine is recommended for Picnic Area #2.

A stone type flush latrine is to be constructed to serve the entrance and Picnic Area #1, and the sewage outlet should serve the caretakers bungalow as well.

3. Garbage Disposal - An incinerator is to be constructed to take care of garbage disposal, as located on the plan.

4. Telephone system - no need

5. Power system - no need.

6. Miscellaneous - wherever the pipe line is near horse-trails, horsetroughs are recommended to be built.

VI. DEVELOPED AREAS

A. Picnic Areas - #1 Located near the entrance in the dense grove of Eucalyptus which should be thinned somewaht. It is recommended that this area be constructed to accommodate a maximum of 100 people and to be supplied with such tables, western-type fireplaces, drinking fountains and taps, etc., for the convenience and use of such a number. Some of this equipment should be placed to the right of the entrance in the Pine thickets as shown on the plan.

#2 Located at the summit of the peak on Water Company land. It is recommended that this area be constructed to accommodate a maximum of 50 people and supplied with such tables and so forth as is necessary.

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#2 Located at the summit of the peak on Water Company land. It is recommended that this area be constructed to accommodate a maximum of 50 people and supplied with such tables and so forth as is necessary.

B. Vehicular areas - A parking area is to be constructed near the caretaker's cottage at the entrance to accommodate approximately 50 cars.

C. Plantings

1. Some clean-up work is necessary in the groves of Bays and other groves where the branches were broken down by the snow of a few years back. This debris presents a fire hazard in its present condition.

2. It is recommended that in the few groves of original Eucalyptus still standing, that many of the trees be eliminated to destroy the straight lines in which they were planted, to open vistas and meadow effects and to give the remaining trees some further chance to develop.

It has been proven through the results of the last two freezes thatthe Eucalyptus is not a practical tree for this certain park area. The major part of the trees were frozen from clear back and have sent up sucker growth from the stumps. The monterey Pines, on the other hand, withstood the assult and with the exception of a few branches snapping off, there was no apparent damage.

As this area is expecially adapted to the growth of these Pines, and as these Park lands needsome reforestation, it is recommended that all existing eucalyptus stumps be poisoned and Monterey Pines be planted to supplement the existing Pines and to replace the Eucalyptus wherever needed

3. Additional planting of minor quantity to renaturalize some areas.

B. Vehicular areas - a parking area is to be constructed near the caretaker's cottage at the entrance to accommodate approximately 20 cars.

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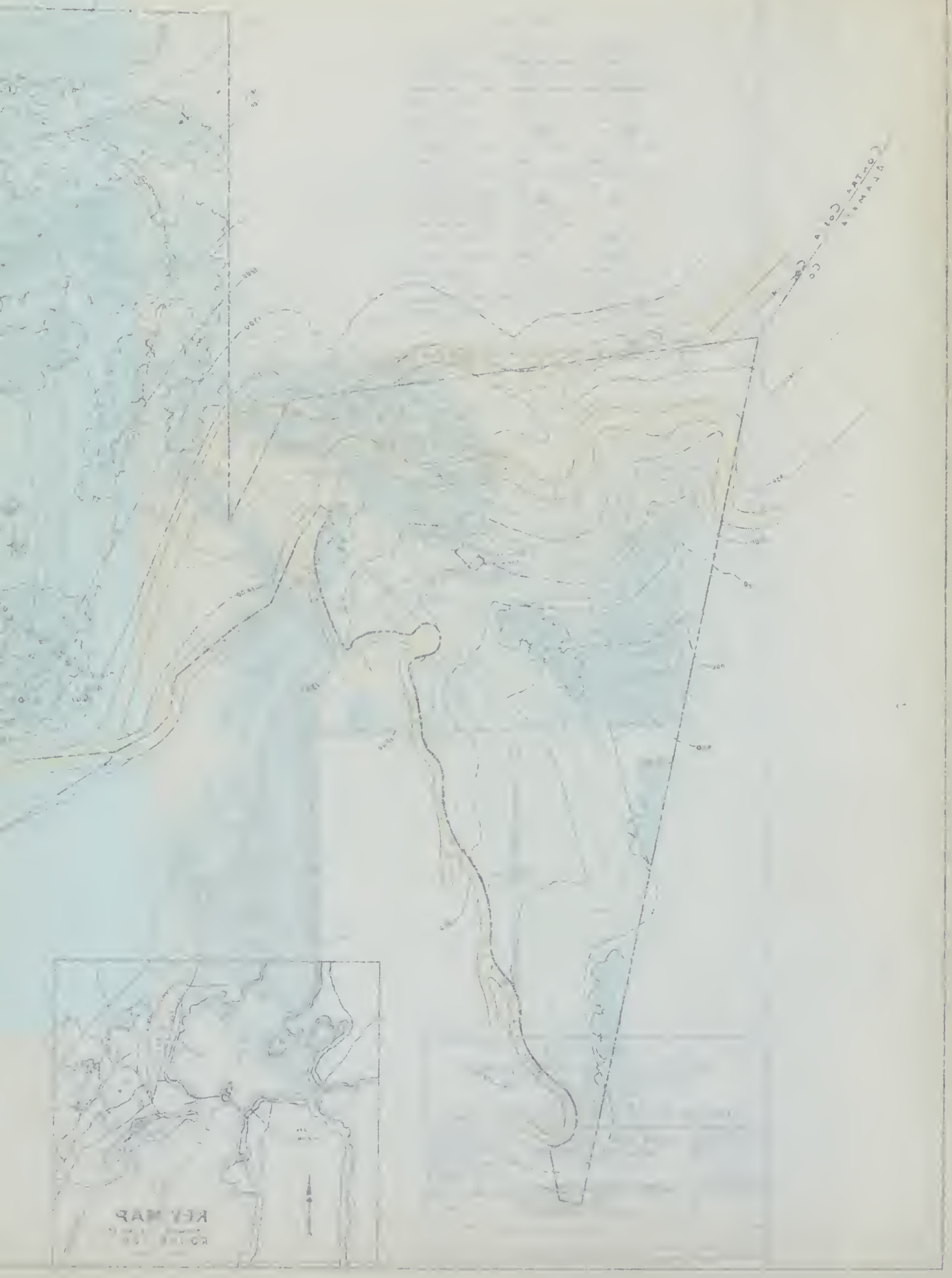
LEGEND
EXISTING
PROPOSED
TRUCK TRAILS
PAVED ROADS
BOUNDARY LINE
HORSE TRAILS
WATER LINE
FOUNTAINS
DISPOSAL BED
TABLES
DISPOSAL TANK
LATRINE
LOOKOUT TOWER
OTHER GROWTH
CONIFEROUS
B. PIT & STOVES
HORSE TROUGH
FOOT TRAIL
POWER LINE
COUNTY BOUNDRY LINE
PARKING AREA
CONTRA COSTA CO.
ALAMEDA CO.
GRIZZLY PEAK BLVD.
SKYLINE BLVD.
PICNIC AREA No. 2
PICNIC AREA No. 1
N
KEY MAP
SHOWING LOCATION OF
ROUND TOP
San Francisco Bay
UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
COOPERATING WITH
CALIFORNIA
EAST BAY REGIONAL PARK DISTRICT
DRAWN BY
DESIGNED BY
ARTHUR B. HYDE
CHECKED BY
ROUND TOP PARK
MASTER PLAN
SCALE 1" 200'
SP-33
DATE 3-6-39
APPROVED BY
REGIONAL PARK AUTHORITY
RECOMMENDED
INSPECTOR
APPROVED
REGIONAL DIRECTOR


KEY MAP

LAKE TEMESCAL
REGIONAL PARK

50 ACRES

LOCATION OF THE PARK OFFICES
IN THE HEART OF THE EAST BAY
REGIONAL PARK DISTRICT; USED
INTENSIVELY FOR SWIMMING
BOATING AND FISHING

LAKE TEMESCAL REGIONAL PARK

EAST BAY REGIONAL PARK DISTRICT

MASTER PLAN

1. BRIEF HISTORY AND LOCATION:

In 1864, when Oakland was but a village needing water, a dam was built to form a reservoir on Temescal Creek. Chineese Coolies carried the dirt in straw baskets on their heads to build this earth filled dam. The lake, so created, was later named "Temescal" after the Indian Chief who headed the band of Indians that roamed these hills, "Chief Temescal".

The many springs running all year round fed the lake and made it the principal source of water for many years for the East Bay Cities. When the hill district surrounding the lake became densely populated, in 1930, it was abandoned as a reservoir.

In 1936 the Regional Park District purchase the lake from the Utility District.

It is situated in the foothills of Oakland within ten minutes ride from the business district and is on the Lincoln Highway. It is in the center of the Regional Park lands, which makes it admirably suited as an administration headquarters for the Regional Park District.

The park contains 30 acres of fresh water, 10 acres of level land and 10 acres of wooded slopes.

2. SPORTS:

(1) The lake is stocked with fish by the California State Fish and Game Commission, and is open for fishing.

(2) A 300 foot floating wharf is used by the anglers for flycasting.

(3) Row boats and canoes are rented.

(4) The principal sport is swimming. The fresh spring water that feeds the lake, together with its sheltered and easily accessible location, has made the lake the most popular outdoor swimming beach in Northern California. 5000 to 6000 bathers have used the swimming facilities in a single day.

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(5) There are picnic grounds with outdoor cook stoves.

(6) A girls camp and lodge was built by the Kiwanis Club for any groups of girls in the District who are properly organized.

(7) There are two playfields large enough for soft ball, one playfield suitable for football and baseball.

3. DESCRIPTION:

The west slope is covered with native trees and shrubs, principally Live Oak, Willows and Laurels. Ceanothus, Cascara, Blackberry, Toyon and Poison Oak bushes are found in profusion.

The eastern and northern slopes, which were badly marred by the construction of the two main cross town arterials, have been partly healed by planting. The Girl Scouts and Camp Fire Girls have planted hundred of Pines, Toyons, Redwood and Cherry Trees which are thriving and are rapidly covering the scars.

The Administration Building is situated on the shores of the Lake, it serves four principal needs; 1. offices of the District; 2. Recreation Hall with kitchen; 3. Dressing Rooms with Lockers; 4. An eating concession.

There are two beautiful water falls, one at the eastern end and the other at the southern end of the lake.

4. IMPROVEMENTS:

A few minor improvements are under way to make this Regional Park complete.

1. Grading of play fields.
2. Covering of silt on the athletic field for lawn.
3. Planting of flowers, trees and shrubs.
4. Grading the entrance roads and all trails.
5. Rock walls to prevent slides.
6. Enlarge the beach.
7. Plant the creek with moss covered rock, ferns and Willows.

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EAST BAY REGIONAL PARK DISTRICT
LAKE TEMESCAL

Drawn by: W.B.J. Date: 8-8-39	MASTER PLAN	Scale: 1" = 100' Designed by:
Approved: Elliott M. Vail		Date: 8/8/39

MISCELLANEOUS

MAP OF PROPOSED PARK RESERVATIONS BY
OLMSTED – HALL
1930

CONTOUR MAP OF REGIONAL PARK DISTRICT
CHESLEY BONESTELL

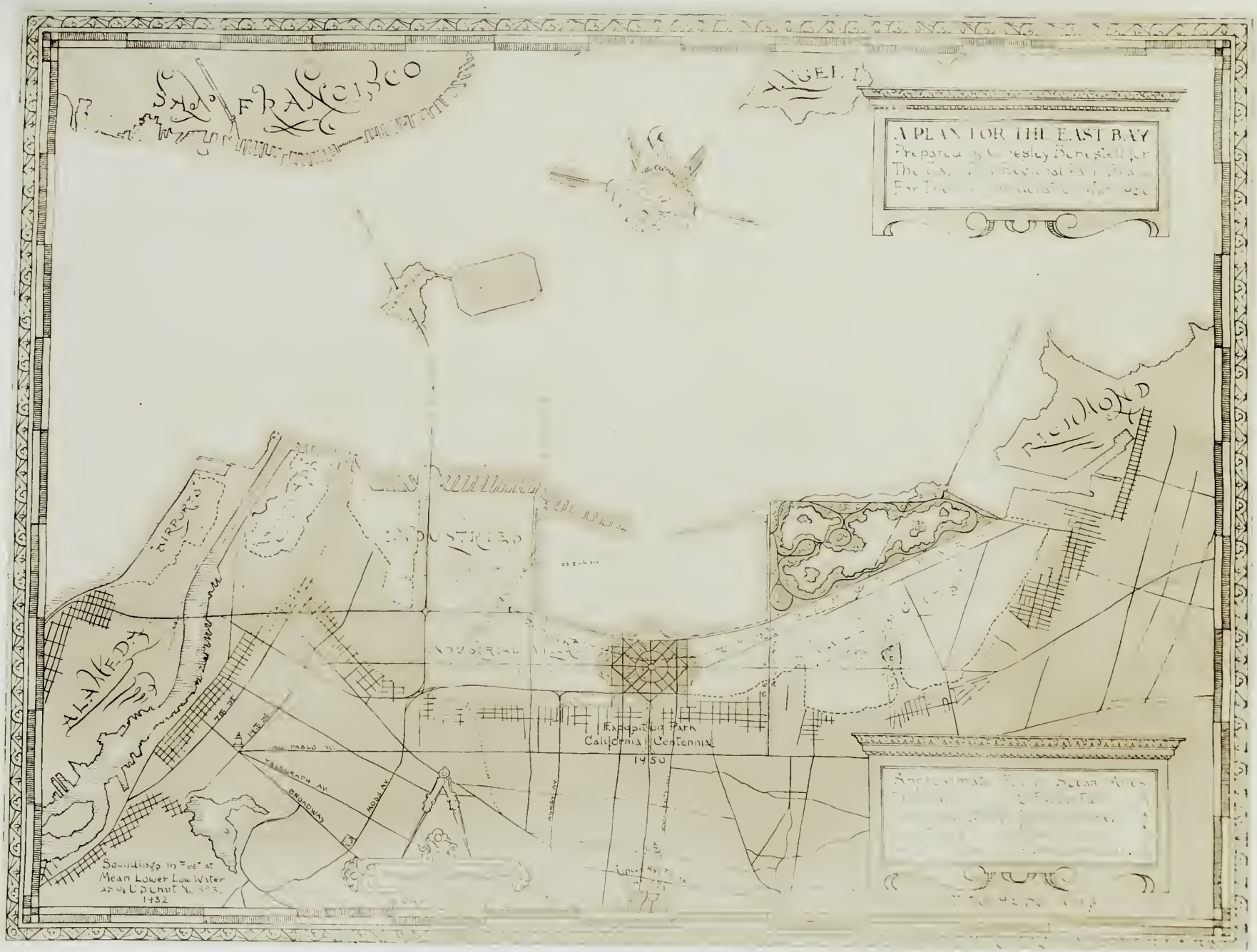
FIRE CONTROL PLAN AND VISIBILITY MAP OF
EAST BAY PARK LANDS
FOR FURTHER DETAILED STUDIES REFER TO VOLUME II
GENERAL FIRE PLAN BY WALKER B. TILLEY
SUBMITTED MARCH 1936
BY THE
STATE PARK DIVISION
OF THE
NATIONAL PARK SERVICE

REPORT OF PROPOSED PARK RESERVATIONS BY
OLMSTED – HALL
1930

KEY
Main Highways.
Existing Roads or Trails.
Proposed Roads or Trails.
Boundary Lines (Existing or Proposed)
Municipality boundaries.
District lands reserved for Reservoirs and Watersheds.
District lands recommended for Park Reservations.
District lands not included in proposed Reservations.
Private lands needed to complete boundaries of Park Reservations and Parkways.
Public Parks, Country Clubs, Colleges, & Institutions, and other areas of somewhat general use.
Other land owned by district.
Photograph location
Land parcel as described
Approach to park lands
Site for service center
EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND - CALIFORNIA
PROPOSED EAST BAY PARK RESERVATIONS
SCALE OF MILES
OLMSTED BROTHERS LANDSCAPE ARCHITECTS
SEPTEMBER 1930
FILE NO. 6093 PLAN NO. 9
San Francisco Bay
San Pablo Bay
OAKLAND
CITY OF
PIEDMONT
BERKELEY
EL CERRITO
RICHMOND
EMERYVILLE
ALBANY
SAN LEANDRO
ALAMEDA
Hayward
San Lorenzo
San Pablo
Potrero
Lafayette
Orinda
Moraga
Oakland Harbor
San Pablo Reservoir El. 315.0
Lake Chabot El. 125
Lake Temescal
Lake Merritt
Claremont Hotel
Piedmont Th. Al. Club
Oakland Beacon Th. Al.
Realty Syndicate
Sequoyah Country Club
Oakland Golf Links
Municipal Golf Course
St. Mary's College
Mills College
Cemeteries
Tunnel Rd.
Skyline Blvd.
Grizzly Peak Blvd.
Arlington Ave.
Shattuck Ave.
College Ave.
Telegraph Ave.
Broadway
Grove St.
Park Blvd.
Foothill Blvd.
Mountain Blvd.
Joaquin Miller Rd.
Moraga Rd.
Moraga Valley Rd.
Calaveras Rd.
Golf Links Rd.
Lincoln Ave.
Hayward Ave.
Lake Chabot Rd.
Redwood Rd.
Cull Creek Rd.
Crow Creek Rd.
San Pablo Creek Rd.
Lafayette Rd.
Bryant
Lake Merritt
Oakland Harbor
U.S. Road No. 40
U.S. Road No. 18
To Mt. Diablo and East
To Walnut Creek
To Oroville & San Pablo

N
W
E
S

E
W


SAN FRANCISCO
ANGEL
A PLAN FOR THE EAST BAY
RICHMOND
ALAMEDA
AIRPORT
INDUSTRIES
INDUSTRIAL
Hospitality Park
California Centennial
1950
SAN PABLO AV
TELEGRAPH AV
BROADWAY
MODA AV
Soundings in Feet at
Mean Lower Low Water
1932

7-6 N-52

DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
FIRE CONTROL PLAN
AND
VISIBILITY MAP
OF THE
EAST BAY REGIONAL PARK DISTRICT
AND THE
NATURAL PARK LANDS
- LEGEND -
REGIONAL PARK LANDS
NATURAL PARK LANDS
GRIZZLY PEAK FIRE TOWER
VISIBLE AREA
ROUNDTOP FIRE TOWER
VISIBLE AREA
AREA VISIBLE TO BOTH
ALL FIRE STATIONS
MAIN ROADS
TRUCK TRAILS
THOUSANDS OF FEET
SCALE IN MILES
LAFAYETTE
San Pablo Reservoir
Lafayette Reservoir
Mulholland Hill
Moraga Valley
San Leandro Reservoir
San Leandro Hills
CITY OF OAKLAND
PIEDMONT
EL CERRITO
ALBANY
BERKELEY
RICHMOND
EMERYVILLE
ALAMEDA
SAN LEANDRO
San Leandro Bay
MILLS COLLEGE
Oakland Municipal Airport
Government Island
Cemeteries

DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FIRE CONTROL PLAN

AND

VISIBILITY MAP

OF THE

EAST BAY REGIONAL PARK DISTRICT

AND THE

NATIONAL PARK LANDS

REDWOOD COUNTY-
FIRE PREVENTION
DISTRICT ~ ~ ~ ~ ~

PROPOSED
PARK RESERVATIONS

Upper end of Lake Chabot from Chabot Road, showing fine inland park scenery that should be preserved and controlled for enjoyment.

FOR

EAST BAY CITIES
(CALIFORNIA)

1930

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Mrs. Stephen Langmaid
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THE KAHN FOUNDATION

Report on

Proposed Park Reservations *for* East Bay Cities

(California)

Prepared for the

BUREAU OF PUBLIC ADMINISTRATION,
UNIVERSITY OF CALIFORNIA,

By OLMSTED BROTHERS, *Landscape Architects, and*

ANSEL F. HALL, *National Park Service,*

in consultation with the EAST BAY
REGIONAL PARK ASSOCIATION

DECEMBER, 1930

1—Photo by Cheney Co.

Looking west from Skyline Boulevard toward Oakland and San Francisco, showing fine growth of timber on the hillsides and fine views that can be kept open if the foreground is controlled.

Introduction

DURING the development of the nine cities which border the east shore of San Francisco Bay the advisability of planning an adequate park system has often been recognized. Only recently, however, has a peculiarly fortunate chain of circumstances created a situation which presents an unusual opportunity for acquiring a comprehensive recreational area which will serve the entire region without involving a large bond issue or the creation of new governmental agencies.

In 1928 it became necessary for the East Bay Municipal Utility District in acquiring a distributing system to purchase the entire properties of the East Bay Water Company, containing thousands of acres of land not needed for water catchment or storage, but admirably suited for recreational purposes. Certain far-seeing individuals immediately recognized the park possibilities inherent in this situation, and in the autumn of 1928 the East Bay Metropolitan Park Association, Oakland Park League, East Bay Regional Planning Association, and several other organizations were formed for the purposes of determining what portions of surplus water district lands were suitable for use as parks, and of apprising the public of the opportunities for its recreational use. Various organizations presented resolutions to the East Bay Municipal Utility District asking that the lands be withheld from sale until public sentiment could be ascertained. A preliminary survey conducted through the assistance of Mr. Ansel F. Hall of the National Park Service during 1929-1930 showed these surplus water district lands to be admirably suited to recreational purposes, and demonstrated the necessity for further study.

The desirability of a comprehensive survey of the recreational needs of the East Bay communities, with special reference to such water district lands as might be available and suitable for parks, was brought to the attention of the Kahn Foundation in the spring of 1930, which generously deposited with the University of California $5,200 in order that the Bureau of Public Administration might undertake this investigation.

It was suggested that a committee of East Bay citizens be organized to cooperate with the Bureau of Public Administration in giving proper distribution of the information contained in the survey to the people of the district.*

In order to secure an impartial and expert appraisal of the local situation it was decided to engage the services of recognized park authorities to study and report upon the problems involved. Olmsted Brothers, well-known landscape architects, and Mr. Ansel F. Hall, of the National Park Service, accepted the invitation to undertake jointly this survey on June 29, 1930.

The results of this investigation are herewith presented to the people of the East Bay region through the Bureau of Public Administration of the University of California with the hope that the facts therein contained will form the basis for a constructive plan of action which will provide for present and future recreational needs.

SAMUEL C. MAY, *Director,*
Bureau of Public Administration.
University of California.

**The names of the members of this committee appear on the inside cover page.*

December 1, 1930.

Prof. Samuel C. May, *Director,*
Bureau of Public Administration
of the University of California,
Berkeley, California.

On June 25, 1930, we were asked on your behalf to investigate and to make a joint report upon the various problems involved in the suggestions for utilizing a portion of the surplus lands of the East Bay Municipal Utility District for park purposes.

As a basis for such a report we proposed to consider the following three questions:

1. What parts of the Utility District lands are well adapted for park and recreational uses?
2. For what particular kinds of park and recreational functions are such lands well adapted?
3. In respect to *those kinds* of recreational functions only; (a) Are the needs of the communities otherwise provided for with at all reasonable adequacy? (b) If not, are there other lands in the region, whether now publicly or privately owned, on which these functions could be provided for in a manner and at a cost clearly more advantageous to the public than by the use of these Utility District lands? (c) Finally: in a broad way, what sort and scale of program in respect to the establishment, improvement and operation of parks on these lands appears to be socially and economically expedient for the communities concerned and just which of these lands should be reserved for such use?

In the study of the problem we have been kindly assisted by Mr. F. W. Hanna, Manager of the District, and Mr. Paul I. Daniels, in charge of District lands, by several of the members of the Citizens' Committee on the East Bay Park Reservations and by various public officials. The various studies that had been made prior to this time were suggestive and helpful.

We have obtained photographs from the Cheney Advertising Company, the Berkeley Picture Shop, and R. Bransted. The air views were furnished by Waters and Hainlin and other pictures were taken by Mr. Hall and Mr. Gibbs during their survey in the field.

Respectfully submitted,

Olmstead Brothers,
Landscape Architects.

By Frederick Law Olmstead,
Member of Firm.

Ansel F. Hall,
National Park Service.

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32—Photo by Hall

Lake Chabot from the proposed parkway.

CHAPTER I

More Parks Are Needed in the East Bay District

THE East Bay District, including nine municipalities and extending over nearly 150 square miles of territory, with a population now of over 450,000 and still indefinitely increasing, is rapidly becoming a continuous built-up urban region. It now has but a very small part of its area in parks, about 900 acres in all, or less than 1 per cent of the area, as compared to 5 or 10 per cent which is the amount considered by various other cities as the smallest amount that can be made to serve at all adequately. This means for the people of the District about one acre to 500 people of the present population compared to a standard of one acre to 100 in various other cities.

It is adjacent to a long stretch of bay shore on the west side and to a long range of hills on the east.

The Bay Shores

The bay shore is now being developed for large industrial and commercial enterprises, and the shore line is being materially changed by filling far out into the bay. A fair part, at least, of this shore should eventually be made accessible to the public for pleasure and for recreation uses, even though that question is much involved in problems affecting the employment and prosperity of the people of the region.

The Hill Lands

The hill lands, on the other hand, are not suitable for and will not be needed for industrial uses. In places they do offer fine sites for homes for those who can afford to meet the greater costs of building on difficult sites and of traveling farther from the main lines of public conveyances and the centers of general activities. The hills may be made to bear a share of the public expenses of the community if so used, although purely as a public problem the use of the steeper portions of the hills for residential uses may become, and in fact is, likely to become a *burden* on the public for development and for maintenance far greater than the proportionate share of public revenue from those particular areas would seem to justify.

Private development is now pushing far into those hills, and has passed through the hills and begun to develop on the rolling foothills and valley lands beyond. Much of the hill-top land and of the steep-sided valleys within them is now publicly owned in the watershed lands and in the wooded area of Sequoia Park, and some of that area is now accessible to the people for recreation and enjoyment. Much more of the area could be made accessible for such uses, without in any way interfering with the spread of suburban residential development to the adjacent areas.

Already the possibility of adapting portions of the publicly owned lands to recreation uses has been considered in so far as they may be suitable for such uses. Certainly the possibility for such development appears to be unusually favorable and one that would prove of great value to the entire region.

The Automobile as a Factor

Not until recently has it been possible for a large portion of the population to spend many leisure hours in the country surrounding the residential region. The general use of the automobile as a family convenience and a necessity rather than a luxury has enormously increased the range of possible travel, formerly closely limited to the lines of public conveyances. Until recently also, much of the accessible land within the range of the holiday auto trip was open and free to the people, but now the road-side lands, even far out from the built-up areas, are rapidly being fenced in and used by the owners, except where dedicated to public uses. If therefore even the present diminishing opportunity for enjoyment of the roadsides is to be preserved to the public, much more than the present amount of public roadside land *must be set aside* for such uses.

The Ferries and Bridges

The bay cities up to the present time have been largely dependent on ferries for a considerable amount of their business travel, and have had less opportunity to use the automobile as a general daily convenience than might otherwise have been the case; but that condition is likely to change. Some bridges have been built across the bay and others are now contemplated that will doubtless tend to increase still more the use of the auto-

2—Photo by Cheney Co.

San Pablo Reservoir from hill near west end of the Dam, showing interesting region in the Watershed Reservation that can be enjoyed from the border highway, but that is necessarily fenced in for water protection.

mobile, and thus tend also to place still more automobiles at the disposal of the people for holiday use as well. And this will tend to increase still more the need for *space* for the healthful use and enjoyment of the people.

Development of Roads

The increased use of the automobile has led to great development of roads and will mean much more development in the future, until all land within reasonable reach of the cities is accessible in units as small as such land may be divided.

Since the roads in the hills will be used by a large and an increasing volume of pleasure travel, it is important that ample and safe roads shall lead into the hills at various points and also that good roads along the hills shall connect these entrances in a way to care properly for *any amount of travel* that may eventually enter this region. There are now twelve roads entering the hills from the East Bay cities. Plans are now being considered for two tunnels through the hills to the country beyond that will take a large amount of travel through the hills which otherwise would have to climb over them. These tunnels if built will tend to reduce the demand for main highways into this area except for pleasure travel and local uses.

Amount of Park Land That May Be Needed by the Public

As already stated the number of people who *can* get into the hills is increasing, and that number is likely to become much greater; while the space they can now use for recreation is being developed for other purposes and is likely to become much more restricted. The opportunity for acquiring sufficient areas for all public needs, even for the near future, are becoming less and less on all privately owned lands, and, therefore, the amount of land that may be needed should be determined now and such land as the public can use to advantage should be secured for the people before conditions become more unfavorable. While there is no arbitrary standard by which the recreation needs of this district can be definitely determined, the extent of the areas now needed is certainly much greater than the limited lands so far set aside for such uses in the East Bay Region, and may reasonably be great enough to justify setting aside all that portion of the watershed lands along the hills adjacent to the district that are not now needed for the water system.

Comparison With Other Places

Comparison with the experience of other cities and urban regions will show that they have found need for, have demanded and have secured far more park areas than the East Bay Cities now have, and that they have felt justified in undertaking large expenditures to provide facilities comparable with those that can here be acquired on land *already owned* by the District.

Mere statistical comparisons of the gross areas of park lands, or of their cost, in relation to total populations or in relation to the total area within municipal or district boundaries may not in themselves afford an exact basis for comparison, because of diversity of conditions. Such figures not infrequently lump together, as of equal weight acre for acre, park lands that are close to the

homes of the people in districts of high land values along with outlying reservations in regions of low land values and accessible to most of the people only on holidays and week ends. Similarly they lump together park lands that are intensively usable with park lands of such character that the number of people who can and do use them per acre per annum is relatively limited. Almost inevitably they make no distinction between those park lands which render high values of any given kind to each visitor and those which render much lower values of the same kind. Valid conclusions from such comparative statistics, therefore usually depend upon a considerable degree of personal knowledge of actual local conditions. The fortunate existence of large contiguous areas of public owned lands, easily accessible, and of high recreational value, in this district, in the face of the great inadequacy of existing parks makes almost any comparison accentuate the need for taking advantage of the present opportunity.

With this explanatory preface it may be illuminating to cite a few illustrative cases of park area statistics in support of the following general conclusions.

In various parts of the country regions comparable in area and in population with the East Bay district have acquired large areas for park and recreation uses or have adopted plans on which they are now working, on a scale which if applied to the Bay cities would call for the acquisition of park lands comparable in extent with all the area that is likely to be available in the lands that could be turned over by the Water District for such uses.

Pittsburgh has recently added 3,500 acres to its park system, the National Capitol Park and Planning Commission is acquiring, with the aid of the states of Maryland and Virginia, a 50-mile chain of parks at a cost of thirty-five million dollars, and Philadelphia is cooperating through the Tri-State Plan to add very materially to the existing 6,489 acres of park within the city limits.

A Few Park Systems Which Are Very Suggestive for the East Bay District*

The Boston Metropolitan Park district	18,196 acres
Cook County (in addition to 5,912 within the city limits of Chicago), and plans for 64,000 acres by 1950.	34,000 acres
Westchester County, New York	17,000 acres
Union County, New Jersey (A small county).	4,168 acres
Essex County, New Jersey (Newark) (A small county).	4,600 acres
Minneapolis	4,721 acres
Metropolitan Parks of Cleveland	10,000 acres
Denver, Colorado	11,764 acres
Phoenix, Arizona	15,080 acres
Fort Worth, Texas	9,000 acres
EAST BAY CITIES	900 acres

*This information is furnished by the Bureau of Public Administration, University of California.

Area Now in Public Parks and Reservations

As previously stated only about 900 acres or less than one per cent of the area of the District is now devoted to park uses, and much of the area of each of the several cities is now subdivided extending far out onto the slopes of the hills. Land values have gone up to such an extent that there is little chance for acquiring any very large areas except in the hills. The various local areas that are held as parks and to some extent the public school grounds and playfields, the University campus and grounds, and to a still more limited extent the grounds of other public institutions, and the grounds of clubs and societies do afford opportunity for some forms of outing and recreation for the people, and may be more extensively so used for such purposes. The large areas of country clubs and golf clubs afford pleasing landscape scenery to many, and excellent outdoor exercise to a limited few, but are not and probably will not be open to the public at large and may at any time be converted to other private uses. The airports requiring large areas of open lands are interesting features, but are and must be devoted to uses which preclude the general admission of public pleasure seekers.

Question Not a New One

In 1866 before the Bay cities had spread over the lowlands, one of the first reports on possible need for park lands was that of Mr. Frederick Law Olmsted, Sr., on the grounds for the University of California, in which

3—Photo by Hall

Panorama of Lake Chabot from middle of west side looking north, east and south. Near left shows mouth of Grass Valley; middle distance the groves, above steep banks of reservoir, proposed for picnic grounds; the distance at center right shows San Leandro Canyon and hills recommended for a deer park. The face of the hills on the right is in the reservoir lands and should be so kept.

he urged the need for local park areas and for a pleasant park roadway extending from the University southward along the hills.

In 1906 Mr. Charles Mulford Robinson issued a report on a plan for civic improvement of the city of Oakland, in which he urged the acquisition of some park and parkway areas, and again in 1915 Dr. Werner Hegemann in his report on a city plan for the municipalities of Oakland and Berkeley urged the need for acquiring portions of the shore front and some parkways and park areas within the city and extending out into the hills.

Because of the pressure of many other municipal problems, such as the tremendous demand for highways for the automobile, and the need for a greater water system for the district, the chance for park development under the various plans and recommendations that have been made in the past has been small. Now that the cities are becoming more completely built up, and much progress has been made on the various other municipal problems it may be and *should be* possible to arouse interest in the necessity for setting aside park areas for enjoyment and healthful recreation, and to establish a priceless heritage for the future; especially since the opportunity appears to be very good for accomplishing such a purpose at *very small cost.*

The Need a Vital One

The charm of the region as a place in which to live will depend largely upon natural conditions that are destined to disappear unless properly protected for the public in general. The opportunities for enjoyment of out-of-door life are necessarily doomed to be reduced or destroyed with the increase in population, at the very time that the need will be most urgent.

With the growth of a great metropolis here, the absence of parks will make living condition less and less attractive, less and less wholesome. In so far, therefore, as the people fail to show the understanding, courage, and organizing ability necessary to grasp the present opportunity, the growth of the region will necessarily tend to choke itself.

4—Photo by Hall

View of upper end of San Leandro Canyon, taken from new county highway.

CHAPTER II

Utility District Lands Which Could be Used for Public Enjoyment

CONCURRENT with the earlier development of the East Bay Cities (Oakland, Berkeley, Alameda, Piedmont, San Leandro, Richmond, El Cerrito, Albany, and Emeryville) several locally owned water systems were gradually consolidated over a period of years until finally but two large companies remained. These were the Contra Costa Water Company and the East Bay Water Company. Then followed a period of intensive competition, not only in the sale and distribution of water, but also in the acquisition of lands in the "hinterland" of these nine cities—lands which would some day be needed for catchment basins. The companies bought what they needed to round out their own holdings, but also bought up various parcels of land which might embarrass the competing company in its attempt to do likewise.

5—Photo by Gibbs

Looking north down Wildcat Canyon from hill near Spruce Street Reservoir; private MacDougall Tract on east side of Canyon in near right of picture.

The struggle between the two competing companies was terminated by consolidation and they were continued as the "East Bay Water Company." This company operated for some years carrying a large investment in idle lands, some of which might eventually serve as catchment basins but others of which were superfluous to the business of gathering or impounding water.

Later the Mokelumne River Project was proposed as the only adequate permanent solution of the water problem for the East Bay cities. The East Bay Municipal Utility District, comprising the nine cities was then formed, to bring water from the Sierras and in 1928 the important question of whether the District should purchase the distributing system of the East Bay Water Company or install a parallel competing system was settled, when the District commissioners proposed to purchase the distributing system and the lands necessary for storage reservoirs. The company, however, insisted on disposing of all of their lands rather than to hold the surplus lands severed from the strictly water properties. At that time they owned about 40,000 acres, more than half of which would be surplus lands. After much negotiation a final price was agreed upon and all the assets of the East Bay Water Company were acquired by the East Bay Municipal Utility District, and the title to those lands now rests in the people.

In order to determine what disposition should be made of the extensive holdings in surplus lands, the engineers of the District outlined areas to be reserved for storage reservoirs, then tentatively divided the remainder into park lands, subdivision lands, and agricultural lands. The land classification proposed by them is approximately that shown on the accompanying map.

Basis for Selection of Lands

To determine what parts of the Utility District lands are well adapted for park and recreation uses and for what particular purposes such lands are well adapted it is necessary first to consider what uses the public could make and probably will make of such lands if they have an opportunity. People will come from all parts of the

6—Photo by Gibbs

View northwest from Berkeley Ridge near Westminister Road, across Wildcat Canyon. Most of the grassy hillside shown is in the MacDougall tract.

district, mainly on holidays and Sundays when they can devote several hours at a time to recreation.

The area will be widely used for picnics, outings, hiking, horseback riding, and field sports, both by families and by organized groups such as the Boy Scouts, Campfire Girls, hiking clubs, the Girl Scouts, etc. There are many ideal camping sites where provision can be made for rustic shelters, fireplaces, and other conveniences.

For such uses much of the land of the utility district is *admirably* adapted. Much of it is ideal in fact for real metropolitan park uses, or country park uses of a regional character, where continuity, extent, geographical unity, varied scenery, and freedom from outside activities are important factors in the value of the park. For such purposes the land is needed, as distinct from local or neighborhood parks and playgrounds which also should be accessible to the people, in smaller units throughout the residential areas.

7—Photo by Gibbs

View from Skyline Ridge west of Roundtop looking north and east, Roundtop at right. Proposed Roundtop connection would in general follow ridge in right distance.

Watershed and Reservoir Lands

The large areas that will be reserved for watershed and reservoir protection, lying adjacent to possible park reservations will add greatly to the value of the latter since they can be brought into the landscape scenery, and will serve to keep disturbing activities at a distance from the parks. Those areas by careful selection of boundary lines and location of ridge roads will add much to the scenic value of the parks even though they should be and will be fenced in against public use. Such areas also offer the great advantage of making it possible to have very long and attractive trails and roads *almost wholly free* from the dangers and disturbances of cross roads and intersections.

The Front Lands

That part of the District lands lying nearest the cities, including the hilltops and the adjacent canyons and other scenic units, will be more accessible and of greater value for park uses than the more remote and less scenic areas farther back in the hills that are now

8—Photo by Gibbs

Subdivided slopes below Skyline Boulevard just south of Shepards Canyon looking west.

being sold off as pasture or agricultural lands. Continuous areas of considerable extent will have greater value for park purposes than isolated units, for a great number of those who visit such parks will travel by automobile, prepared to stay for several hours and will not be satisfied either to remain within the limits of one small park area or to dodge from one to another through intervening suburban developments. They must have easy access and ample parking space, and many of them will not walk far from their machines, but without doing so will desire to enjoy themselves in apparently spacious park areas. The length of roadways continuously within park areas will largely determine the numbers that can be accommodated. Continuity is a *very* important factor, for crowds will flow in at the entrances and will become congested unless they can "roll on" amid pleasant surroundings till they find room and inducement to park.

Those who will want to attend gatherings, or play in large numbers in restricted areas will need large parking areas adjacent to playfields. For them too, continuously agreeable routes of access and egress are much to be desired.

Possible Uses

The lands in question offer a great variety of conditions in which various kinds of activities or inactivities can be provided for. In fact in the length of the hill region of over twenty miles there are now in public ownership areas in which almost every form of healthful,

10—Photo by Gibbs

View south along proposed extension of Skyline Parkway through property privately owned where a road has already been located and partly constructed.

pleasurable, and educational inland interest can be developed for the people, (except those facilities that call for neighborhood parks and playgrounds wihin walking distance of the houses of the people, and except those activities that relate to beaches and large bodies of water). And such interest can be developed in most cases in areas or spaces large enough to be fairly commensurate with the size and character of the East Bay District.

In Chapter IV some of the special uses that may be made of each of the several units of the proposed system are set forth more in detail.

Organizations Interested

As a further measure of the kinds of uses that such lands may be fitted to serve, a number of organizations, clubs, and societies, have been called upon for expressions of opinion. The areas in question may afford opportunity for activities of various organizations interested in scouting, hiking, nature study, picnicking, and other outdoor activities. The chances for outings and large gatherings for religious or fraternal organizations, service clubs, schools, official organizations and others, are ample, and, of still greater importance, the opportunity for smaller family outings and gatherings of neighbors are almost unlimited.

11—Photo by Gibbs

Redwood forest in upper Redwood Canyon on private lands. Taken from road along ridge south of Roundtop. Existing trail on San Leandro Ridge is just to right of picture, along which proposed San Leandro Ridge Parkway should be located.

The Plan

In order to determine to some extent at least what these possibilities may be we have prepared a plan (No. 9 follows page No. 40) showing the nine cities with the bay on the west side, and with proposed park reservations, the watershed and reservoir lands, and the nearby surplus lands of the Water District along almost the entire easterly portion of the map. On this plan we have shown also the existing public parks, country clubs, and other areas of somewhat general use, and also certain areas in private ownership that will be needed to complete the boundaries of park reservations and parkways.

We have shown existing main highways, especially those that may have some particular relation to the proposed park system; also, some other less important roads and trails, and certain proposed roads and trails that seem important in any plan to serve the proposed reservations.

Purposes to be Served

The areas chosen for public park use should be great enough to serve both the primary purposes for which they are chosen, that of "the enjoyment of scenery" and outdoor life, and also the necessary secondary purposes, that of the "service uses" which are contingent on the presence of persons attracted to the region.

(Continued on page 22)

12—Photo by Gibbs

Upper Redwood Canyon from just west of Redwood Peak looking north across private lands not on proposed reservations. Showing San Pablo Ridge at right along which Redwood Highway is proposed.

13—Photo by Gibbs

Lower Wildcat Canyon from the Berkeley Country Club. San Pablo Ridge in the distance and Harvey Canyon with its patches of trees at the right.

Panorama looking south, west and north from Roundtop, showing Skyline Boulevard in left center foreground; tunnel i

Some of the Many P

The Bureau of Public Administration directs the readers' attention to the panoramas presented on this center page and the airplane views by Waters and Hainlin on page 24, received subsequent to the completion of the main report. These pictures give some indication of the magnificent scale on which nature has provided an ideally located playground immediately adjoining the site of the nine cities comprising the East Bay Municipal Utility District. For over twenty miles this chain of hills borders the metropolitan area, and from its heights can be viewed the most beautiful combination of mountain and marine scenery which America affords. The broad expanse of San Francisco Bay, the purple mountains of Marin and out beyond the Golden Gate the sea, stretch in vast panorama to the west, while toward the east the towering bulk of Mt. Diablo rises from the ever changing

Panorama looking northeast, east and southeast from Roundtop; Lafayette Reservoir in ce

9—Photo by Cheney Co.

right center. San Francisco, Golden Gate and Mount Tamalpais in the distance. Tall buildings of Oakland in left center.

ossibilities Available

color of the California hills. The great variety of hill and valley, forest and plain, the absence of winter cold or summer heat, and the easy accessibility from all parts of the urban area, brings to the fortunate people of the East Bay cities a continuous opportunity for the enjoyment of the great outdoors, under the most favorable conditions. Should San Francisco, across the Bay, take advantage of the similar existing opportunity to set aside publicly owned lands for park purposes from San Mateo north along the ocean to the Golden Gate Bridge, a great circuit could be continued on through Marin, and thus create for the San Francisco and Oakland metropolitan region a magnificent, interesting, and conveniently available park drive and varied playground which would be unsurpassed in all the land; and one of the greatest assets possessed by northern California.

er. Mt. Diablo in distance right beyond Walnut Creek Valley; Moraga in extreme right.

34—Photo by Cheney Co.

The "service uses," some of which will be furnished without charge, include such activities as the supplying of water, lodgings, sanitary facilities, fireplaces, camping places, seats, benches, tables, gasoline and food supplies to people attracted to the region primarily for other reasons. The problem of providing for these service uses gives rise to problems of administration in their relation on the one hand to the primary purposes for which the park lands are acquired, and on the other hand to the secondary matter of costs, charges, revenues, financing, selection of operating agencies. Aside from the question of finances and administration, the need for meeting these secondary and service uses involves the inclusion of very considerable areas for them, chosen in a way to leave other and more important areas undisturbed for the main fundamental objectives that constitute the prime justification for public parks.

Determination of Boundaries

In 1893 in report to the Boston Metropolitan Park Commission, Charles Eliot wrote the following principles which should determine the boundaries for large reservations:

> "*First.* The boundaries of the proposed reservations should, if possible, be established so as to include all lands belonging to the same topographical unit, and exhibiting the type of scenery characteristic of each reservation. Obviously, a public domain is not well bounded if it includes only half a hill, half a pond, or half a glen. Neither is it well bounded unless it includes such contiguous lands as form the essential framework of the hill scenery, the pond scenery, the glen scenery, or whatever other type of scenery it is desired to preserve . . . To city men it is most refreshing to find themselves in what appears to be a wilderness of indefinite extent. This impression cannot be enjoyed unless the boundary of a valley reservation is established beyond the summits of the enclosing hills.
>
> "*Second.* The boundaries of the proposed reservations should be, if possible, established upon public streets or roads, or on lines drawn where roads may ultimately be built with good grades.
>
> "The reasons for this principle are many. It is obvious that the back fences of private lands cannot make a handsome boundary for a public domain of any description. It is obvious that private lands abutting directly upon public lands will be much more liable to trespass than they would be if a public roadway separated the two. Private land in the position described is a nuisance to the public, while the public is likely to be a nuisance to its owner. Speaking generally, the policing and the general administration of a public reservation are greatly facilitated when the boundary is a road. Still more important is the consideration that, if the private lands which adjoin the reservation are provided with a road frontage looking on the public domain, they will eventually be greatly increased in attractiveness and value."

The boundaries of areas recommended for Park Reservations in the East Bay Region have been determined as far as feasible on similar principles. The areas available now in public ownership are to a great extent already in "natural" units.

Areas and Route Lengths

Out of the 40,000 acres in the district now publicly owned we find that about ten or eleven thousand acres as surplus lands can be used to create an adequate park system nearly 22 miles in length, easily accessible to serve the nine cities of the district.

14—Photo by Gibbs

View from near Spruce Street Reservoir looking north, showing cut over lands, with few Eucalyptus and Coyote Brush. Bare hills showing on westerly slope of San Pablo Ridge are on opposite side of Wildcat Canyon.

15—Photo by Cheney Co.

View up Wildcat Canyon from old road junction just below Spruce Street Reservoir, showing varied and interesting forest and meadow scenery that can be preserved and enhanced under suitable plan for forest control.

Rectification of Boundaries

In addition to the large areas desirable for park purposes which are now publicly owned there are a few areas in private ownership that should, if possible, be acquired to rectify boundary lines. Such areas as the MacDougall Tract in the heart of Wildcat Canyon and the Havens Tract in the middle of Grass Valley might be acquired by exchange for other properties lying on the outer edges of the public lands in a way to offer to the public, areas better suited for their purposes, and to the owners, areas that can more readily be developed for their purposes also.

Value of Lands

The value of such lands for recreational uses is greatly augmented because of the existence of large units of complete and self-contained scenic and recreational value. It is great also because of the extensive continuity of these units with nearly twenty miles of existing roads and many miles of hikers' trails and bridle trails almost wholly within the areas in question.

The total area recommended for such uses when compared to the areas similarly used in other and older communities seems entirely reasonable, and in some instances other cities that may have neglected such an opportunity as now confronts the East Bay District, are now actually making enormous expenditures to provide similar areas for their people.

Other Opportunities for Recreation

The needs of the East Bay District for such recreational opportunities as can be found on the hill lands are not now at all adequately provided for elsewhere, either within the district or within a reasonable distance outside.

There are no other lands either in public or in private ownership on which such functions could be provided for, in a manner more advantageous to the public than is possible on the district lands, or at all in fact except at prohibitive cost.

Conclusion

We believe, therefore, that practically all of the front lands owned by the District and not now required for reservoir purposes should be dedicated to park purposes, and should be held as park reservations, forest reserves, wilderness areas, or open parklike pasture land, to be developed for more intensive use by the public along certain highways and in certain areas as fast as the demands of the people may warrant.

Aerial Views

Photo by Waters and Hainlin

Northern portion of proposed metropolitan park as seen from Oakland.

Photo by Waters and Hainlin

Central portion of proposed metropolitan park as seen from San Francisco Bay.

Photo by Waters and Hainlin

Southern middle portion of proposed metropolitan park as seen from Alameda Airport.

CHAPTER III

The Financial and Administrative Questions Involved

Present Values, Possible Revenues, Possible Costs for Development and Maintenance, Care and Control Needed to Produce Greatest Benefits to the Public Through Limited Expenditures

In the other Chapters we have explained why these lands now publicly owned are very valuable for park uses. We have shown that other comparable communities, in order to secure such values, have felt justified in acquiring park lands of similar character and extent by purchase or by condemnation from private owners notwithstanding the large cost to them of such operations.

The lands now publicly owned, if sold, would necessarily bring prices *far below any possible replacement value,* because it is a well known fact that when any organization and especially a municipal corporation or governmental agency undertakes to unload large areas of property in any one region by sale, the prices received tend to be decidedly low for the time and place, while on the other hand when such an organization attempts to acquire large areas from their various private owners, for any purpose, the prices paid tend to be decidedly high for the time and place. Such sales are necessarily made in a "buyers' market" while the purchases are made in a "sellers' market".

Such a difference between possible present salable value and possible replacement value of the lands now owned by the East Bay cities, not needed for other public purposes, but that are or will be needed for park purposes, would mean, if the lands were to be sold, a real and serious economic loss to the East Bay cities.

Not only would the economic loss be serious, but if such lands were to be sold, there would be a serious and irreplaceable loss to the community, not measureable in dollars, in the breaking up of the present large and attractive areas; for it is unlikely that similar areas could be assembled again by purchase, at any cost whatever, at a time when the need for such reservations shall have become so urgent as to force an attempt to buy them.

While the value of the lands in question might be estimated in dollars on the basis of possible residential uses, the large amount of acreage probably precludes the possibility of early disposal. Their possible value to the public for park purposes cannot be accurately estimated because no cash value can be set upon matters of health, pleasure and recreation. And yet such values to the public are doubtless *far greater* in reality than any cash value that might be obtained through sales in the present market or in any future market, and are more nearly comparable to the higher value of lands that would be paid for acquisition of similar areas if these were not available.

16—Photo by Bransted

Small lake in Wildcat Canyon at the abandoned Diversion Dam, which can now be used as a park feature.

17—Photo by Cheney Co.

Looking north across small lake in Wildcat Canyon at the abandoned Diversion Dam, showing also the big bare hills in the MacDougall Tract that should eventually be included in the proposed reservation.

The prevailing public opinion in communities which have had practical experience in the acquisition and use of extensive systems of public parks and which are still trying to get more land rather than to sell off any they now have, would seem to show the use-value of lands for park purposes within reasonable limits to be distinctly greater than its value for private uses, and justify the belief that all publicly owned lands having potential park value should be held as public reservations, unless or until definitely proven more valuable for other uses.

Possible Cash Value of the Areas in Question

While the value of certain parts of the lands in question may be estimated at fairly high prices and while some areas might possibly be sold for high prices, especially if sold in small parcels, they should not be and could not be reckoned for the present purpose except at considerably lower figures, as they probably have no such cash sales value at the present time in large quantities. Much of the area is steep and rugged and could be developed for private uses only at heavy cost both to the developer and to the public. Many such areas can more economically be devoted to park uses under any plan. Other areas, more tractable for residential development, are relatively limited in extent and may be greatly needed for recreational uses in connection with the steeper lands. The fact of nearness to large reservoir holdings adds a special *park value* to some of the lands, contributing elements of scenery, quiet and spaciousness to the other direct recreational value per acre of the lands actually opened to the public.

On a similar basis there are some portions of privately owned lands so steep and intractable that they cannot be economically developed for intensive private use, and, therefore, might well be given by the owners to the public to be held as park reservations having considerable scenic value, and thus relieve the owner from taxes and also from need for large expenditures on such areas with little hope of fair returns.

Possible Effect of the Establishment of Parks on Adjacent Lands

A direct advantage to the region can be expected to result, through the stimulating effect of actually setting aside of areas for park reservations and the establishing of definite uses for lands for which the future is now uncertain. Also the adoption of a plan for a reasonably satisfactory means of access into and along the various sections certainly should have a beneficent effect on the values of adjacent lands whether they be in private or in public ownership. Such effect should, in the light of experiences elsewhere, lead to a very material increase in the salable and also the tax producing values of such adjacent lands. In the case of surplus

public lands for sale this would mean the possibility of larger returns from sale of such lands by the Utility District.

Possible Private Dedications

In addition to the need for reservation for park uses of lands now publicly owned and the need for some minor rectification of boundaries, it is very desirable also to bring about the dedication to public use of certain strips of privately owned land along existing or proposed highways to afford space for the development of parkway connections to or between the larger reservations. Such strips might possibly be given by present owners if they can be brought to realize the greater value to their remaining lands that will accrue from the opening of such parkways, and also the greater possibility of getting extensive public developments under way if the land is thus made available. Similar conditions in other cities have in some instances resulted in ready and generous response by progressive owners of property.

Care and Control of the Public Lands

Rarely if ever have other communities had the unusual situation that now confronts the East Bay District, of owning the title to such lands as can here be set aside for park purposes. It has been almost invariably true in other districts that lands needed for park and recreation purposes have passed into private ownership in whole or in part long before the need for them for park uses has been fully realized. The East Bay Cities are unusually fortunate in having such extensive and such desirable areas held intact and now available, so that a complete project can be developed without the need for acquiring much, if any, additional areas. Furthermore such a system can be developed within the present organization which is already administering the area for the people, and without additional capital investment.

For the administration of these park reservations the two following possible methods suggest themselves:

1. A new district could be organized to take over the park lands and to develop and administer them. Such a plan, however, would probably require special state legislation as we understand that there is now no adequate law under which such a district could be organized, and such a plan would, therefore, also involve delays and changes that might in the end prevent the retaining by the public of the present desirable and available areas, and might, therefore, defeat its own purpose.

2. On the other hand it would be possible for the East Bay Municipal Utility District to be given authority and jurisdiction to make these areas available for public park or reservation uses. Such a plan offers several advantages:

(a) The title to the land is already in the Utility District.

(b) The lands have been held in the past to protect water bearing lands and water sheds, and large areas must still be so held by the District adjacent to and coextensive with the lands in question.

(c) The lands in question could still be controlled in so far as necessary in a way to protect the water system.

(d) If the law under which the District now operates is not considered adequate to permit the development of certain areas for park or reservation uses, the act under which it operates could be enlarged and amplified.

(e) The present act could be and should be amended to give the District authority to levy a small tax for the purpose of protecting, and maintaining the property for park purposes, as distinct from any expenditures for the water project, and in order to prevent the parks from being in any way a burden upon the water project.

(f) Administration under the present District will obviate the necessity of creating another board or commission.

There will be need for employees devoted to and trained for the various sorts of park work, and directed by a superintendent or park executive who can be held responsible for the management of the park undertaking as a whole, without dividing his interest and energies between that work and other activities. Some plan can

18—Photo by Gibbs

Upper Wildcat Canyon looking south across the valley, showing Little Grizzly in the center; Grizzly Peak far to the left.

19—Photo by Waters and Hainlin

Looking up Strawberry Canyon from the campus of the University of California, showing Skyline Ridge extending across the picture. Mt. Diablo in left distance and St. Mary's College upper right.

doubtless be worked out by the Utility Board in such a way that the various park problems will not be allowed to interfere with the weightier problems with which they are necessarily engrossed.

Administration

General Principles of Administration: We recommend that the greater part of the proposed park be retained in its present attractive "natural" condition. By carefully planning the management of its forests and open grasslands, the area can year by year be made more attractive for park purposes at a comparatively low cost, providing the vegetation native to the region is protected or reestablished where necessary. Many smaller areas will, of course, be intensively used for field sports, picnic grounds, camping and other purposes, and these will have to be intensively developed as public demand warrants.

It is important that the general principles of administration be carefully codified by the governing body as soon as the park is dedicated. Secondly, a general plan of land use should be evolved so that the permanent development of each portion of the area will fit in with a broad plan which is directed toward the goal of most effective service to all the people of the district.

Gradual Development: It is not necessary nor advisable to immediately begin intensive development of the entire area. A large part of the proposed park is already accessible by both roads and trails. These could be improved over a period of years without large capital expenditures. Certain limited areas are particularly well fitted for use as picnic grounds, playfields and centers of various field sports, and these should first be improved under the limited budget proposed below. We believe it to be an exceedingly important principle that the development of the park should not be pushed ahead of current needs but that it should keep pace with the actual requirements of the people.

Certain parts of the proposed reservations can readily be made accessible to the public at once, and such areas will require proper guarding, fire protection, and supervision and also will need certain utilities and "services," some of which must logically be rendered at public ex-

pense and some of which may reasonably become a source of revenue. For this purpose the governing body should have authority to obtain and expend funds for such development and operation as may be necessary to make the lands progressively available, and for protecting the property, to receive and administer gifts and bequests for the benefit of the parks, to employ an executive officer and proper subordinates, to obtain expert advice and to let proper contracts. It will necessarily be confronted with problems of construction of roads, trails, convenience stations, fences, shelter buildings, tables, fireplaces, and many similar utilities, and will be called upon to protect properties and plantations, and to afford proper police protection and fire protection. It should be able to do some improvement planting in places and clearing in others. But its primary function will be to establish and enforce policies which will control the character of the areas as they are gradually developed and used.

Among other powers it should have authority to let contracts for the rendering of appropriate "service uses" and alternatively to render such services through its own employees and to collect reasonable charges therefor. The governing body will doubtless be urged to grant "concessions" for golf courses, camp centers and for establishments which will furnish food supplies and other necessities to visitors. It will become important in the use of parks that such services be provided with reasonable adequacy. It will be even more important that the *extent* to which they are provided and the *manner* in which they are provided should be determined by the directors and for *the definite purpose of making the parks as such enjoyable* to the people,—*not* for the purpose of exploiting the park users to make profits either on the initiative of concessionaires seeking those profits or on the initiative of impecunious park authorities urgently in need of revenue. Provided that this principle is kept firmly in mind, it is entirely right and expedient that, for such special services, not necessarily used by all visitors to the park and involving considerable special costs, special charges should be made, up to any amounts not in excess of their value to the people who use them, so as to make those special services partly or wholly self-supporting or even contributory in some measure to the general park revenues. The Board, therefore, should have power, under proper limitations, to make such services available at proper charges, either as wholly public undertakings or through properly controlled operating contractors or lessees as may be most practicable and expedient in any given case.

Fire Protection

One of the details of administration which is of paramount importance, not only to the park but also to the adjoining cities, is that of fire protection. The long dry season makes it imperative that every precaution be exercised to prevent fires and to immediately suppress any which *do* start. A fine beginning has already been made by the East Bay Municipal Utility District in cooperation with the State Board of Forestry and with certain East Bay cities and organizations in the region. If the area is opened to park use, however, more intensive control will be necessary. Properly located roads and trails within the park will greatly facilitate such protection. Not only will fire protection insure the maintenance of this beautiful area in its attractive natural state but it will also present an additional measure of safety to nearby cities, as there is always danger of fire sweeping into settled districts from adjacent grass or forest lands.

Possible Maintenance Costs

As a possible basis for determining the amount of money that may be needed annually in the near future for maintaining the proposed reservations and park areas, and for such minor developments as may be made from time to time by the maintenance forces, the following figures may serve:

1. Board of Control, minor expenses	$ 2,000
2. Secretary, stenographer, clerk, supplies, etc.	10,000
3. Superintendent, and 6 foremen 24 laborers 4 cars 2 trucks	64,000
4. Rangers and fire wardens	12,000
5. Roads, buildings, fences, water, electricity, planting	40,000
	$128,000

To meet such expenses an annual tax of three cents on $100.00 on the $440,000,000 assessed valuation of the District would produce $132,000, enough to cover the budget above suggested. This would permit gradual development of the park without bond issues or other capital outlay. The District is now compelled to spend considerable money for the protection and administration of these lands, which under the park plan will be charged to the park budget and the cost against water correspondingly reduced.

CHAPTER IV

Plans and Recommendations

THE advisability of setting aside for park use an area of surplus Utility District land extending along the hills in a strip 22 miles long from Richmond to San Leandro has been recommended in previous chapters. The detailed description of the individual parcels of land and discussion of their interrelation and their suitability for park use have been reserved for the present chapter. In order to facilitate the identification of the smaller tracts they have been given numbers on the map to correspond with numbers in the text. Careful reference to the map in connection with the reading of this chapter is essential.

The property in question naturally divides itself into several distinct units, and for convenience in discussion we have numbered them from north to south along the entire system as follows:

TWENTY-EIGHT AREAS CONSIDERED IN RELATION TO THE PROPOSED PARK RESERVATION SYSTEM

Plan Reference Numbers	*District Lands Needed Thirteen Parcels of*	*Four Adjacent Water Reservoir Areas*	*Three Adjacent Public Park Areas*	*Eight Privately Owned Strips or Areas Needed*
1.			Alvarado Park City of Richmond	
2.				Mouth of Wildcat Canyon
3.		Wildcat Canyon Reservoir Land		
4.	Lower Wildcat and Harvey Canyons			
5.				McDougall Tract
6.	Middle Wildcat Canyon and Brissac Field			
7.	Upper Wildcat Canyon and Grizzly and Bald Peaks			
8.	Bald Peak Saddle and Picnic Hill			
9.		San Pablo Reservoir Land		
10.	Bryant Roadside and Ridge			
11.	Siesta Valley			
12.				Skyline Parkway, Bald Peak to Roundtop
13.	Roundtop Hill and Ridges			
14.	Fish Ranch			
15.				Roundtop Ridge connection
16.				Skyline Parkway, Roundtop to Sequoia Park
17.			Sequoia Park City of Oakland	
18.				Skyline Parkway, Sequoia Park to Grass Valley
19.				San Leandro Ridge connection
20.	Upper Redwood Canyon			
21.	Upper Grass Valley			
22.				Havens Tract
23.	Lower Grass Valley			
24.	Chabot Hill, Picnic Grove and Deer Park			
25.		Lake Chabot Reservoir Land		
26.			Oakland Municipal Golf Course	
27.	Chabot Lake Roadside and Playfield			
28.		San Leandro Reservoir Land		

20—Photo by Gibbs

View from pinnacle in the upper end of Siesta Valley, showing new Skyline Road on the left, passing through the tree covered saddle just to the left of Bald Peak.

In the above list there are three (3) existing public park recreation areas adjacent to or near to the district lands; four parcels in water reservations; eight parcels or strips of privately owned areas, needed to complete the system, and thirteen parcels of district lands recommended to be reserved for recreation. In addition, a few parcels are shown which are now owned by the District but not included in their plans for water land reservations and which have relatively little value as a part of the proposed system and are therefore not included in the recommendations for park reservations, but are recommended for sale for other purposes.

Existing Public Park Areas

The three existing public park or recreation areas, Alameda Park, Sequoia Park and Oakland Municipal Golf Course (numbered respectively 1, 17 and 26) add interest to this proposed system and will benefit materially by being adjacent to and connected with the proposed reservations and it is possible that eventually some satisfactory plans of consolidated or cooperative control of the two classes of property may prove feasible and economically desirable for the best interests of the public. Those three areas have started to attract interest to the hills and they lie at the gateways to larger areas beyond, so they will naturally tend to overflow into the larger areas when larger areas are made available.

Water Reservation Areas

The four parcels now in water reservations at Lower Wildcat Canyon, San Pablo Reservoir, Lake Chabot and San Leandro Reservoir (numbered respectively 3, 9, 25 and 28) are necessarily closed to the public although they may be enjoyed as seen from the highways and nearby lands, for they have great scenic value. The reservoirs will probably be kept full a part of the time though they will doubtless be drawn down eight or ten feet, at other times. The pleasant type of woodland or partly or full open pastoral scenery can be and likely will be preserved, and, under a plan for clearing or planting where needed and for continued grazing of the open areas, can be made even more attractive in the future. The boundaries of those areas where adjacent to the proposed park reservations should be so chosen that border roads will command fine views over the water lands and thus afford to the public the benefit that results from the existence of the water lands, wherever that can be done without in any way jeopardizing the purity of the water. Where such boundaries follow existing or proposed roads the fence on the water land side should, if possible, be kept back far enough from the road so that it will not be conspicuous and also so as to leave space for roadside picnics, for border plantations, and for occasional "overlook" points.

No. 3. Wildcat Canyon Reservoir Lands.

The proposed reservoir in lower Wildcat Canyon may have a dam nearly one hundred (100) feet high at the lower end across which a road is suggested. The reservation itself will be a relatively small one that will be almost entirely surrounded by park reservations.

No. 9. San Pablo Reservoir Land.

The San Pablo Reservoir, four and one-half (4½) miles long, containing eight hundred and sixty (860) acres of water surface, is a large and imposing lake in a large reservation, as shown in illustration No. 2.

No. 25. Lake Chabot Reservoir Land.

Lake Chabot is a beautiful lake created as a reservoir. It is closely surrounded by hills and wooded areas as shown in illustration No. 3.

No. 28. San Leandro Reservoir Land.

San Leandro Reservoir occupies a long narrow canyon bottom, is very picturesque and attractive as seen from the roads or the hills above, such as that shown in illustration No. 4.

Private Lands Needed

The eight parcels or strips of privately owned areas needed to complete the system contain three acreage parcels (numbered 2, 5 and 22) and five proposed park-

way connections (numbered 12, 15, 16, 18 and 19), which are discussed below under their respective numbers.

No. 2. Mouth of Wildcat Canyon.

The lands lying below the levels of possible side roads from Alvarado Park to the two ends of the proposed dam should be publicly owned as a bit of park land to add interest to the roads leading into the proposed reservations, and also to prevent despoiliation of the canyon bottom in any attempt to use it through development which will be at best unsatisfactory.

No. 5. McDougall Tract.

The McDougall Tract on a bare grassy slope in the narrows of Wildcat Canyon has relatively little direct value for park purposes as shown in illustrations No. 5 and No. 6, but it is inside the proposed reservations. If left in private ownership, however, it may become a source of annoyance, through unsightly development or otherwise. It should, therefore, be acquired by the public, possibly by exchange for other District lands equally valuable to private use, but less in the way of reservation development.

No. 12. Skyline Parkway, Bald Peak to Roundtop.

From the Bald Peak Saddle to Roundtop over the top of the traffic tunnel a new Skyline Boulevard is now contemplated, part of the way through District lands and partly through private lands. The roadway should be located on easy lines and grades and should be designed in a way to emphasize some of the finest views.

The right of way should be wide enough to allow for one or possibly two roads of generous width, for a trail, a bridal path, and some border plantations, and sufficient to *control* the foregrounds of some of the best views as well.

No. 15. Roundtop Ridge Connection.

On the ridge between Roundtop and the Fish Ranch a location for a road or trail should be acquired as shown in illustration No. 7. Possibly a strip can be obtained as a parkway dedication or in exchange for a portion of other lands now owned by the District just west of Roundtop. It should be wide enough to provide space for a roadway, for trails, a bridle path and some border plantations, preferably one hundred fifty feet to two hundred feet (150 feet to 200 feet) in width.

No. 16. Skyline Parkway from Roundtop to Sequoia Park.

Through the District owned lands past Roundtop some control over the lands *below* the level of the road is needed both to prevent unfortunate attempts to use the very steep slopes similar to that shown in illustration No. 8, and also to protect and develop the best views out over the city.

21—Photo by Gibbs

Tunnel Road near Bryant looking west—a much used thoroughfare likely to become a state highway. Hills on left in private ownership; on right is proposed park area that can be planted.

From the Roundtop reservation to Sequoia Park the Skyline Boulevard will greatly increase in importance and should control some land on the upper side for trails and some on the lower side for control of the fine views over the city, such as are indicated in illustration No. 9, and for planting. It should be wide enough also to allow for further widening and realignment of the road when that becomes necessary. Through Sequoia Park some widening and realignment will doubtless prove necessary as the volume of travel increases.

The road should be located on easy lines and grades and should be designed in a way to emphasize some of the finest views.

The right of way should be wide enough to allow for one or two roads, a trail, a bridle trail and some border plantations and to *control* some of the best views as well.

No. 18. Skyline Parkway from Sequoia Park to Grass Valley.

From Sequoia Park to upper Grass Valley along the present boulevard and through privately owned and partly developed lands where a road has already been roughed out as shown in illustration No. 10, a wide parkway of really fine proportions should be planned. This might well be a two road parkway, for which a widening of one hundred to one hundred fiifty feet (100′ to 150′) on the northeasterly side most of the way should be acquired. It is possible that under a suitable plan such right of way might be dedicated by the owners if they were convinced that such action would stimulate development along this route.

No. 19. San Leandro Ridge Connection.

From the Skyline Boulevard to the District lands on San Leandro Ridge and in upper Redwood Canyon as suggested in illustrations No. 11 and No. 12 a parkway connection is needed, for which a right of way might be acquired as a dedication by the owners of adjacent lands in connection with possible negotiations for exchange of lands farther south (as proposed for parcels No. 20 and No. 22). Such a right of way should be one hundred fifty to two hundred fifty feet (150′ to 250′) wide to permit of development of a fine parkway unit suitable for the region where large park areas and fine estates may be developed.

No. 22. The Havens Tract.

The Havens Tract in the center of Grass Valley now divides that valley into two sections. It is property of limited value for private use, separated as it is from other lands now being marketed. It has considerable possible park value in connection with the surrounding areas and its acquisition seems desirable. It has been suggested that this area might be acquired by exchange for property adjacent to other lands of the same owner, in the upper end of Redwood Canyon, which even though valuable for park uses, lie on the outer edge of the publicly owned areas and so could be excluded from the general plan.

23—Photo by Gibbs

North side of ridge in proposed reservation northeast of Siesta Valley.

Highway Approaches to the Proposed System

There are now a number of roads entering the hills, of which the principal ones, twelve in number, from the cities along the twenty-two miles of front reading from north to south, and as lettered on the plans are as follows:

A. McBride Avenue at Richmond to Alvarado Park and the mouth of Wildcat Canyon.
B. Arlington Street and Westminster Road to the hilltop at El Cerrito.
C. Spruce Street and Euclid Avenue from Berkeley and Albany.
D. Claremont Road from Berkeley, Oakland and Emeryville.
E. Tunnel Road (from same).
F. Snake Road from Oakland, Piedmont and Alameda.
G. Joaquin Miller Road and Skyline Boulevard (from same).
H. Old Redwood Road from Oakland and Alameda.
I. Skyline Boulevard extension across Realty Syndicate lands (from same).
J. Sequoyah Club Road from Oakland (if extended).
K. Golf Links Road.
L. Estudillo Avenue from San Leandro.
Five other roads enter the hills from south, east and north.
M. Lake Chabot Road from Castro Valley.
N. Redwood Road from Castro Valley.
O. Moraga Valley Road.
P. Tunnel Road from Walnut Creek.
Q. San Pablo Road from the north.

These entrances should be recognized and made as attractive and safe as possible and should connect directly with such interior roads as may be developed within the reservations.

22—Photo by Gibbs

Panorama from foot of hill near Bryant looking westward, showing at left location for road up the hills, through grass lands.

24—Photo by Gibbs

Fish Ranch from east end looking west, showing field area suitable for picnic and playgrounds to be reached by a road or trail from Siesta Valley at the right. Roundtop just left of center beyond the hills—the Bald Hills in the right distance are just above Siesta Valley.

Photo by Bransted

Country Clubs, Golf Clubs, Institution Grounds

Near to or adjacent to the proposed park system there are a number of areas more or less used as public grounds by few or many, and that serve people for some of the activities similar to those of parks; such areas are shown on the plan and include:

St. Mary's College
Orinda Country Club
Berkeley Country Club
University of California
Claremont Country Club
Mills College
Piedmont Riding Club
Sequoyah Country Club
Oak Knoll Country Club

25—Photo by Gibbs

Lower end of proposed reservation lands in upper Redwood Canyon, showing fields and canyon bottom. Proposed ridge road will follow the top of ridge at the right; valley road from floor of valley at left will climb up around back of hill in the center.

Service Centers

In the discussion various so called "service centers" have been suggested and these have been shown on the plan and lettered, reading from the north end of the properties southward, as follows:

R. Small center at bottom of Harvey Canyon.
S. Brissac Field.
T. Upper Wildcat.
U. Bald Peak Saddle and Picnic Hill.
V. Bryant cross roads.
W. Lower Siesta Valley.
X. Roundtop Saddle.
Y. Lower end of Upper Redwood Canyon.
Z. Havens Corners.
AA. Lower Grass Valley.
BB. Chabot Hill Picnic Grove.
CC. San Leandro Playfield (southeast corner).
DD. Castro Valley Gate.

At some of these various points the demand for shelter and services will arise at the outset and for them the question of policies and plans as discussed in Chapter III will need careful consideration in order to prevent unfortunate or unsightly conditions, and to work toward an orderly and satisfactory development.

Along the west side a roadway should be located at the top of the valley slopes in a way to be of real scenic value and to afford access to possible picnic sites and overlook points along the route, and to serve as a fire break as well.

West of this road the remnants of land can be treated as a roadside parkway strip for picnic grounds and similar uses, in such areas as that shown in illustration No. 14.

The vegetation along the westerly side of the canyon is largely brush with scattered trees. The easterly side is largely in grass with a few groups of trees, but can be changed to an interesting landscape by planting in places and by modification of existing tree groups. Much of the grass can be maintained as a permanent feature if controlled by suitable methods of pasturing.

No. 6. Middle Wildcat Canyon and Brissac Field.

From the McDougall Tract to Wildcat Road, a distance of a mile and a half, there is a wider valley with rolling hills, where golf can be played, and where picnics

26—Photo by Gibbs

Upper end of Grass Valley, showing road in left distance that can be extended down the ridge.

Proposed Park Reservations

The thirteen parcels of District lands recommended to be reserved as park reservations are as discussed below under their respective numbers.

No. 4. Lower Wildcat and Harvey Canyons.

In lower Wildcat Canyon and in Harvey Canyon a fairly large area should be reserved for park uses extending up to the top of San Pablo ridge on the east as shown in illustration No. 13. The boundary should follow a line suitable for a scenic ridge road, and there a road should be located in a way to command fine views over the San Pablo Reservoir. Harvey Canyon offers little attraction at present but should be partly planted and might be fenced and pastured as a "deer park". At the foot of the canyon, at the point marked R, where roads will meet there will be need for a small service center.

and various forms of recreation can be provided for. In this area another small service center will be needed eventually at the point marked S, as shown in illustration No. 15, where a road can be extended south from the lake at the canyon bottom up to the bend in Wildcat Road on the hills farther south. Such a center should relate to the wooded area, the small lake and to a possible site for a club house for golf.

The small lake no longer used for water storage can be made an interesting feature of the park area as shown in illustrations No. 16 and No. 17.

No. 7. Upper Wildcat Canyon and Grizzly and Bald Peaks.

From Wildcat Road south to the saddle at Bald Peak, Upper Wildcat Canyon shown in illustration No. 18 is a complete unit nearly two miles long, broad enough for another golf course or for other forms of active

27—Photo by Hall

Chabot Dam, Grass Valley outlet shown in distance.

recreation. Through this area a road should be extended up one side of the valley to provide for a reasonable amount of circulation, and at each end of the road at points marked "T" and "U" other centers for service eventually will be needed. This reservation should extend eastward to include the ridge and to include its easterly slope down to Wildcat Road.

On the west side a border road can be located within the reservation to pass east of Little Grizzly Peak and to command fine views over the valley. South of the new Skyline Boulevard the very rugged slopes extending down to the lands of the University of California, shown in illustration No. 19, should be retained as public property either to be developed as forest land or possibly to be used in connection with the University lands for an arboretum over which the city will be seen as in the right view in illustration No. 35 at the end of this report.

No. 8. Bald Peak Saddle and Picnic Hill.

The saddle at Bald Peak, where the new Skyline Boulevard crosses the head of Wildcat Canyon and of Siesta Valley, contains a small attractive wooded area which is fairly level as shown in illustration No. 20. It forms an ideal center for picnics and automobile parties. In connection with this area a fairly large parking area will be needed and much of the hill on the west side, which might be called Picnic Hill, can well be used as an overflow area if a small additional road be carried around the west side of that hill.

At this point four roads should meet, the Skyline Boulevard from two directions, a third should come up Wildcat Canyon, and a fourth should enter from the head of Siesta Valley.

No. 10. Bryant Roadside and Ridge.

Along the north side of the main highway which runs eastward from the tunnel toward Walnut Creek, and east of Siesta Valley, there is a high ridge dropping down toward Bryant at the San Pablo Road. Through this area from the Skyline Boulevard a road is suggested to wind down through interesting pastoral scenery in a way to make a fairly large area accessible for development, as shown in illustration No. 22. At the cross roads where a filling station and a fire station have already been installed a local center will doubtless develop (at V). From the proposed road a cross connection should be made at El Toyonal Road across the private lands to Wildcat Road. And at the saddle on the ridge it should connect also with a suggested road down Siesta Valley.

28—Photo by Gibbs

San Leandro Dam from road at gate below the dam. A new road to serve as an outlet from the proposed deer park and southeastern playfields can be extended up to the right, then cross the dam to wind up to the top of hills on the left.

29—Photo by Gibbs

Grass land on San Leandro Canyon Road, showing area suitable for large playfield.

Along the north side of the tunnel road a strip of land should be reserved for park scenery extending northward to proposed ridge road for a part of its length, including the area shown in illustration No. 21. The top of the high ridge near Siesta Valley, shown in illustration No. 23 above the proposed ridge road should be kept in the park reservation.

No. 11. Siesta Valley.

Siesta Valley forms a very attractive and complete unit of landscape in itself rising from the Tunnel Road, northward a mile or more in distance to the Saddle at Bald Peak. The westerly slopes of the valley are partly wooded and much of the floor is wooded with pines, eucalyptus, some oaks and California Bay, and the like. The easterly slopes are almost wholly bare except for six or eight gullies extending from the floor up the slopes to the top, in which there are some springs and in which trees are growing most of the way up the bottoms of the gullies.

The floor of the valley needs more open space on the flatter areas, where trees should be cut, while some of the steep slopes may well be forested. This valley is exceptionally good for public uses. A road will be needed winding up first one side of the floor, then the other from an entrance on the Tunnel Road up to the Skyline Boulevard. A golf course easily accessible to the people of the north end of the city of Oakland may be located in the valley and a service center will doubtless be needed eventually and probably should be located near the center where the road will cross the valley (at W). Space can doubtless be found near there also for large gatherings, possibly for a "bowl" for drama and music, and there is ample space for fireplaces, seats and tables and for various fields for games as well.

Two small areas along Claremont Road that lie west of the Siesta Valley and below the summit of the ridge are outside the natural limits of the larger park areas and need not be included in the proposed reservations, therefore they can reasonably well be sold for other purposes.

No. 13. Roundtop Hill and Ridges.

The hill at Roundtop is a prominent feature with its fire guard tower and fine outlook in all directions. It has (at X) the one recreational center which is now open to the public on District lands. This center will grow in importance and can be made a valuable recreation feature. The long strips of public lands extending west and south from Roundtop are exceedingly valuable for park and parkway uses in connection with Skyline Boulevard and should be kept in the reservation.

No. 14. Fish Ranch.

The Fish Ranch contains some very interesting, fairly flat grass land, partly wooded in the northerly and easterly portions, as shown in illustration No. 24, through which a road or trail from Siesta Valley can be located to rise to the saddle at the easterly corner. The balance of the ranch is *extremely rugged*, unfit for reasonable subdivision, picturesque and interesting for hikers and nature explorations and should be kept as a wilderness for that purpose with one road or trail up from the easterly corner to the top of the ridge toward Roundtop.

No. 20. Upper Redwood Canyon.

In the Upper Redwood Canyon a fairly large and complete unit of land is publicly owned, cut off from existing highways by private property, both at the head of the canyon and at the lower end. As one of the lesser

30—Photo by Gibbs

South end of grass land in proposed southeastern playfield, where auto parking space is available.

31—Photo by Hall

Road along south shore of Lake Chabot.

park units, this area, with water lands along its easterly boundary, can be made accessible and useful. A road should be opened from the south to run along the ridge at the edge of the water lands to connect with the proposed parkway No. 19, and thus to become one of the main if not *the* main parkway route along the hilltops. A road along the hilltop will afford access to the area and form a natural boundary line between water lands and proposed park reservation. But it is possible that an additional road for through travel from north to south should be made through the valley itself, dropping down from the north on public lands and crossing a short stretch of private property in the floor of the valley, as shown on the plan and also in illustration No. 25.

On the proposed lower road a service center will be needed. A small center has already been started at the cross roads on private property just south of the proposed reservation and that will tend to grow, and be stimulated by any park activities, but use of the valley floor for recreation will develop a need for some shelter, and supplies and conveniences will be needed in the park itself at or near the Point X.

Just south of the proposed reservation it would be desirable to acquire some if not all of the lands within the triangles between the roads. On those areas there are now several buildings—a school, a store, and a few houses—that would doubtless prove costly to acquire. Back of them the land should be acquired, and possibly some agreement might be reached with property owners to control private developments in a way to encourage a better kind of development than otherwise is likely to occur. Some minor adjustments of boundaries may prove desirable and the relation to the Piedmont Riding Club property may prove mutually advantageous in the care and development of the two properties.

No. 21. Upper Grass Valley.

From its source down to the Havens Tract upper Grass Valley is a rather barren, steep sided valley with a relatively narrow bottom. It can be reached from the north by the proposed extension of Skyline Parkway and that road can be extended southward along the easterly ridge to meet the new County Road at the saddle near the easterly corner of the Havens Tract as suggested in illustration No. 26.

Another road can be extended along or near the westerly boundary to serve as a firebreak as well as a means of access. The valley can be made more attractive by planting and the bottom land can be used for some forms of recreation in connection with the proposed center at the lower end at "Z".

No. 23. Lower Grass Valley.

Below the Havens Tract the floor of Grass Valley is fairly wide, suitable for golf and other forms of field recreation. There are now old roads at each side of the bottom land, but these should be closed to leave the bottom lands for recreation. Roads across the valley are proposed at "Z" and at "AA", and along the ridges at either side, one on the east side to rise from "AA" to the new county road on the ridge.

From the city of San Leandro through the Estudillo Avenue entrance at "L" a road along the border of the Lake Chabot Reservoir lands to Grass Valley at "AA" is needed, and the small area between this road and the Oakland Municipal Golf Course should be reserved as land having high value for roadside park uses, as shown in illustration No. 27. This road should connect also with the proposed ridge road on the westerly side of Grass Valley, by a branch toward the north and another toward the south.

No. 24. Chabot Hill Picnic Grove and Deer Park.

The largest area available for a single reservation is that lying between the Lake Chabot and the San Leandro

Reservoir lands. It is crossed by the new County Road to Hayward and by the old San Leandro Canyon Road, and another cross road is suggested from lower Grass Valley through the Picnic Grove for access and interior circulation.

On the east boundary along the top of the ridge a road is proposed to serve both for access to the upland, and for fire protection, and that road should be continued along Rocky Ridge to the road in Las Trampas Creek and to Moraga. From this proposed ridge road a branch road should be extended down through the private property to San Leandro Valley and to cross over the San Leandro Dam, then to climb up onto the ridge toward the proposed picnic groves. The westerly end of this route may well serve as the boundary between water lands and park lands, as suggesed in illustration No. 28.

The square mile of privately owned property lying at the head of the San Leandro Canyon Road is mostly rough hills of little value for agriculture or private development, which should be acquired to be added in part to the water lands and in part to the park lands in order to complete the boundaries, to permit complete control of travel within the properties, and to remove a possible source of serious trouble and annoyance.

The entire hilltop of Chabot Hills with its large amount of woodland and some upland grass areas, offers ample space for picnic groves of large proportions in which an upland center will be needed eventually, at or near point marked "BB".

The open field of fairly level area on the San Leandro Canyon Road as shown in illustration No. 29 offers a fine site for a large playfield in the southeastern end of the park system with room for parking a large number of automobiles along the road and at the southerly end of the field shown in illustration No. 30. The balance of the hills can well be treated as a "deer park" or as a wilderness area to be kept largely in forest and to be made accessible for such limited numbers of visitors as are interested in that type of development. In this area it will be possible to develop a zoological garden also if the demand should warrant.

33—Photo by Hall

Chabot Road southeast of dam looking south, showing border woods valuable for picnics.

Near the playfield another small service center will be needed at the point marked "CC".

The boundary between the picnic groves and the Lake Chabot water lands will necessarily be an arbitrary one. It should be high enough on the hills to afford proper protection to the reservoir, but should if possible leave in the park area some of the points and ridges from which fine views over the reservoir lands can be developed for public enjoyment.

No. 27. Chabot Lake Roadside and Playfield.

At the southwest corner of the Lake Chabot lands where the road from Castro Valley enters the property there is a large field on the right of the road that would make a fine large athletic field or playfield, and that could well be made available for such uses even if under a temporary plan subject to possible abandonment later in case the water level of Lake Chabot should be materially raised.

Along the west side of the road from Castro Valley to the Dam there is a wooded border strip that adds greatly to the charm of the drive along the lake as shown in illustrations No. 31 and No. 32, and there is space under the trees in places that could be used for picnics under proper regulations, as suggested in illustration No. 33.

Near the entrance from Castro Valley there will be need for a small service center at the point marked "DD".

Possible Great Circuit

The plans as here proposed provide for a complete system of park and parkway reservations in and along the entire ridge of hills back of the East Bay cities and this plan may well be considered also as one important link in a possible large circuit to extend around the entire San Francisco Bay.

Such a circuit would extend from Richmond through the proposed East Bay system, then south to Hayward, across the San Mateo Bridge along the Skyline Boulevard through the Spring Valley water lands, back of San Francisco and along the great highway to Golden Gate Park, then to the Presidio and across the proposed new Golden Gate Bridge to Sausalito and Muir Woods, then to Bolinas Bay, the Alpine Reservoir and to Mount Tamalpais, and from there to San Anselmo and then across the proposed new bridge again to Richmond. In all, such a circuit would extend about one hundred thirty miles through many parklike and recreation areas, and of this the proposed system in the East Bay District will be one

of the most varied and interesting. Some of the areas that would be traversed are shown in illustration No. 34.

Back of the East Bay region is the State Park on Mt. Diablo, not a part of a circuit, however, as it stands out as an isolated unit by itself, reached rather by the traffic roads around the ends of the hills or through tunnels beneath them.

In the above discussion of possible and desirable park and recreation areas and reservations for the East Bay District mention has been made of many improvements, roads, trails, forest plantations, clearings, pasturing, fences, golf courses, recreation fields, picnic groves, service centers, bridle trails, acquisitions and exchanges of lands, all of which have a definite bearing upon the possible means of enjoyment by the public of the areas in question.

The question, however, which calls for immediate and careful consideration is that of setting aside *now* all those publicly owned lands which are especially suited for park purposes, and are not needed for water storage and protection. A second question is that of obtaining by dedication, by exchange or otherwise the few strips and areas of privately owned lands which may be highly desirable to facilitate the most complete and satisfactory development of the public lands that may be so set aside for recreation uses.

When such areas have been established as *reservations* subject to proper fire and police protection, grazing and forest control, the development for special uses can be advanced gradually and need be made only as and when public demand and use may warrant. The reservation of the areas, however, must be considered *now* while lands are still available and suitable for such purposes.

Conclusion

The East Bay communities face an unusual opportunity. Nature has placed within easy reach of this growing region a contiguous border of scenic land, most of which is too rugged for industrial, or extensive residential purposes, but possessed of a high recreational value. A peculiar chain of circumstances has brought over 40,000 acres of this hill land into public ownership, only a small part of which is essential for water purposes.

The present inadequacy of the region's park facilities, and the absence of any other near-by areas suitable in character or extent to take care of present or future recreational needs, makes it apparent that an adequate portion of these publicly owned lands should be reserved for park purposes; thus securing for the people a greater benefit than would accrue from any other use, or possible sale.

The plans and recommendations above presented in this report provide for an unusually attractive regional system of park reservations, forest reserves, wilderness areas and other recreational facilities, without resorting to the large capital outlays which other metropolitan communities have been compelled to expend in order to secure a comparable area of less desirable character.

35—Photo by Berkeley Picture Shop

Oakland at night from Grizzly Peak.

SAN PABLO RESERVOIR
SAN LEANDRO RESERVOIR
PROPOSED
PARKS
LAKE CHABOT
RICHMOND
BERKELEY
PIEDMONT
EL CERRITO
ALBANY
OAKLAND
EMERYVILLE
ALAMEDA
SAN LEANDRO